HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: June 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

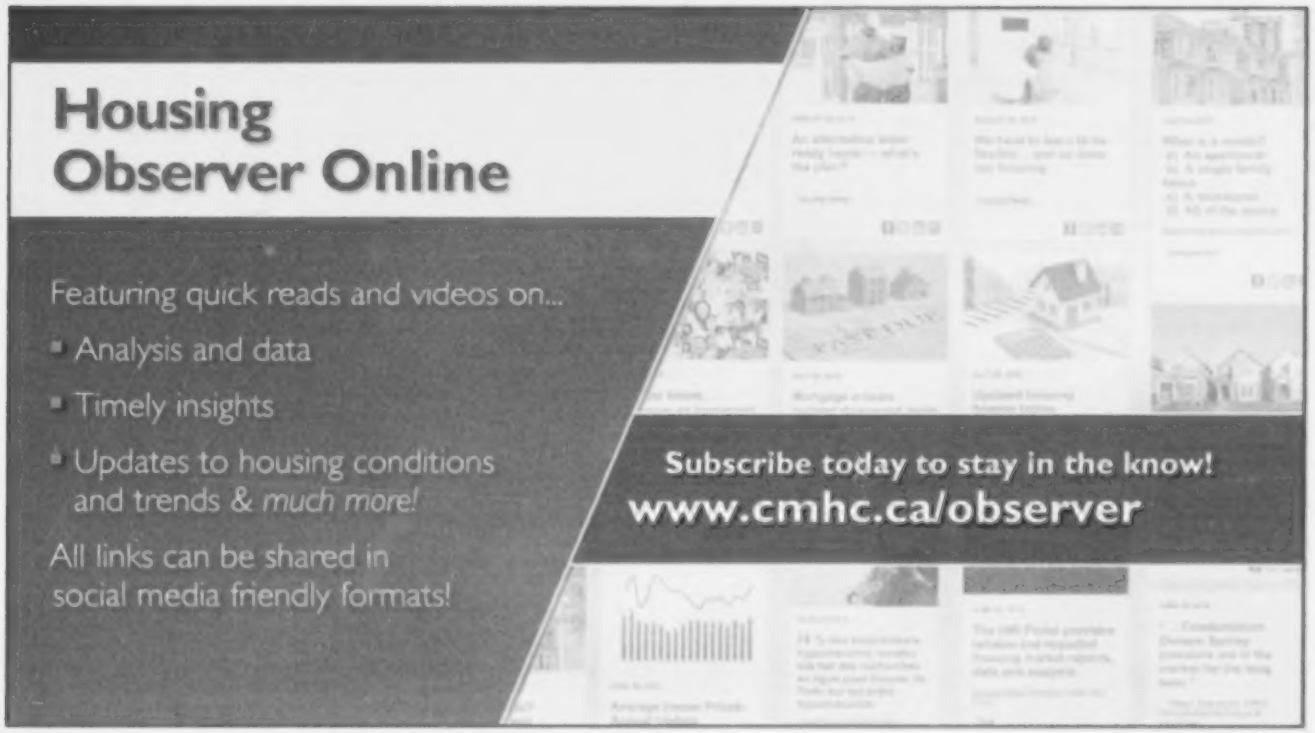
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

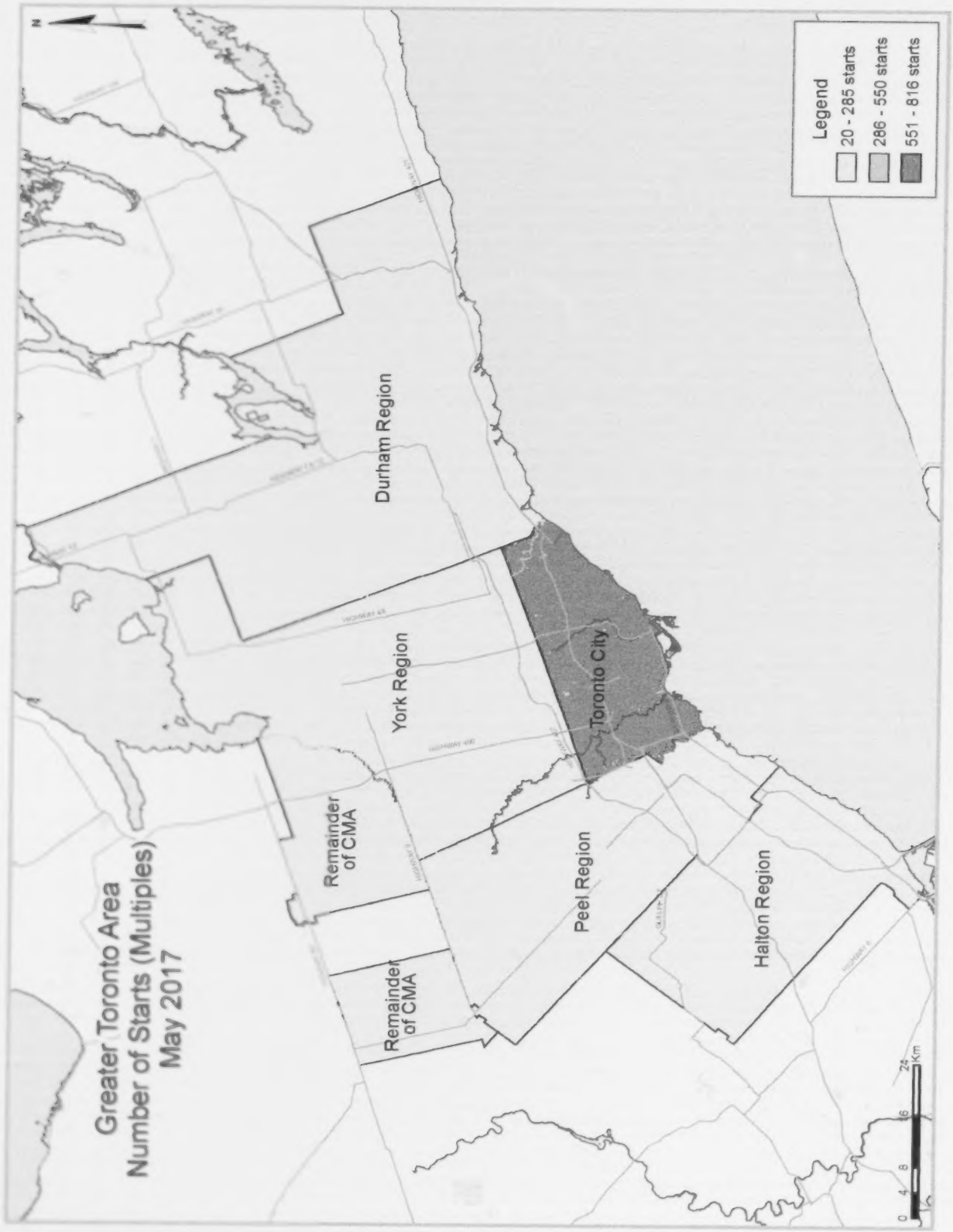
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

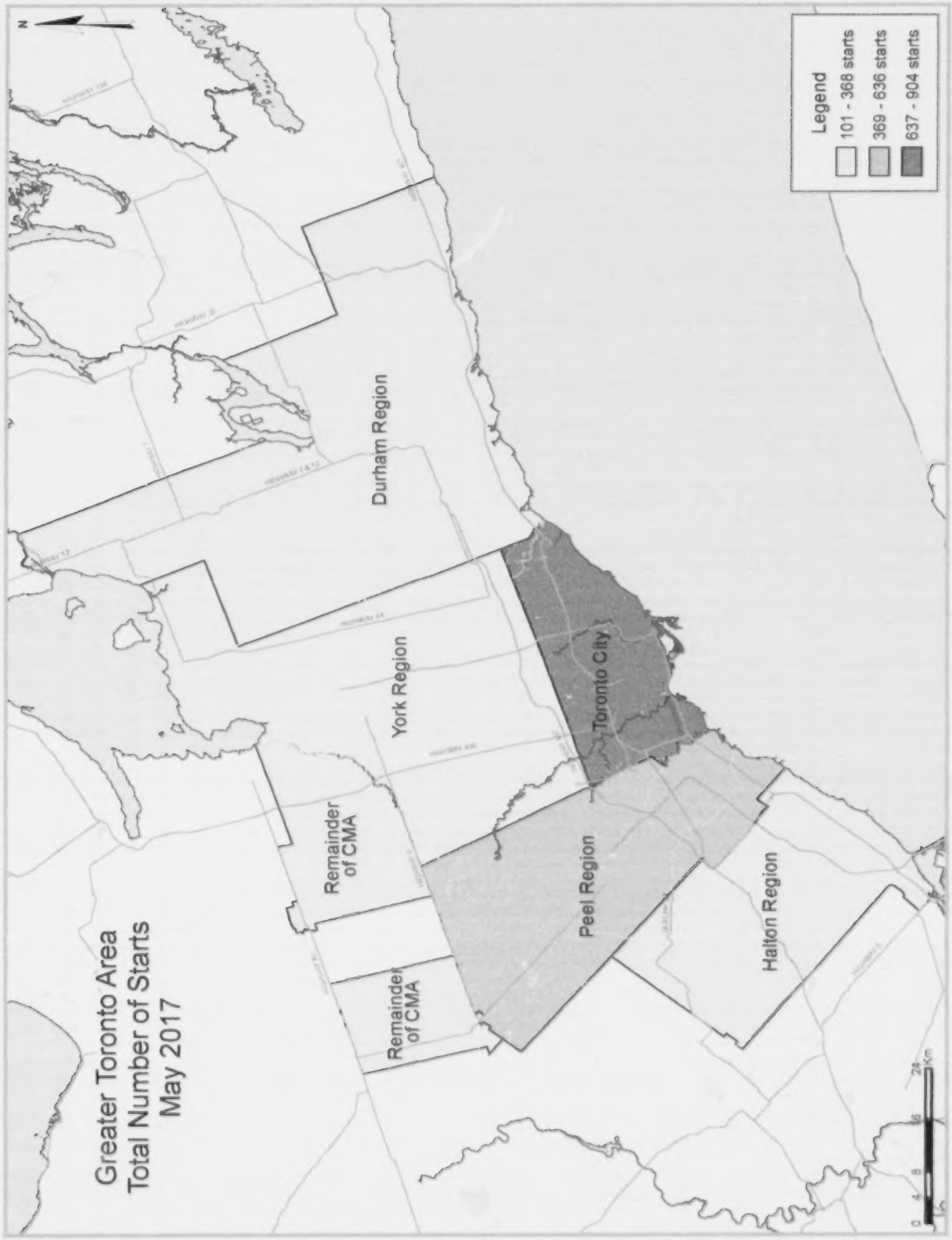
SUBSCRIBE NOW!

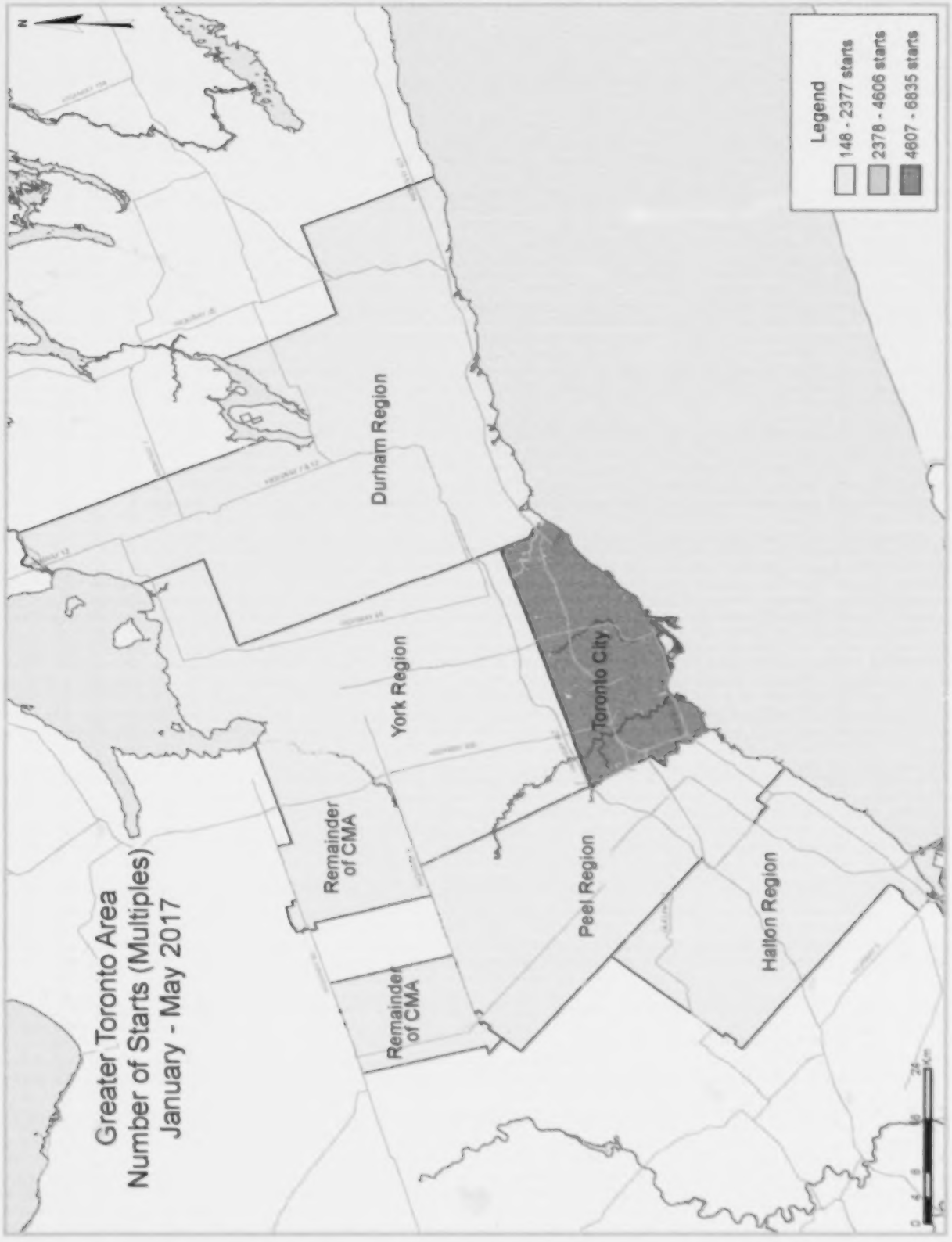
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

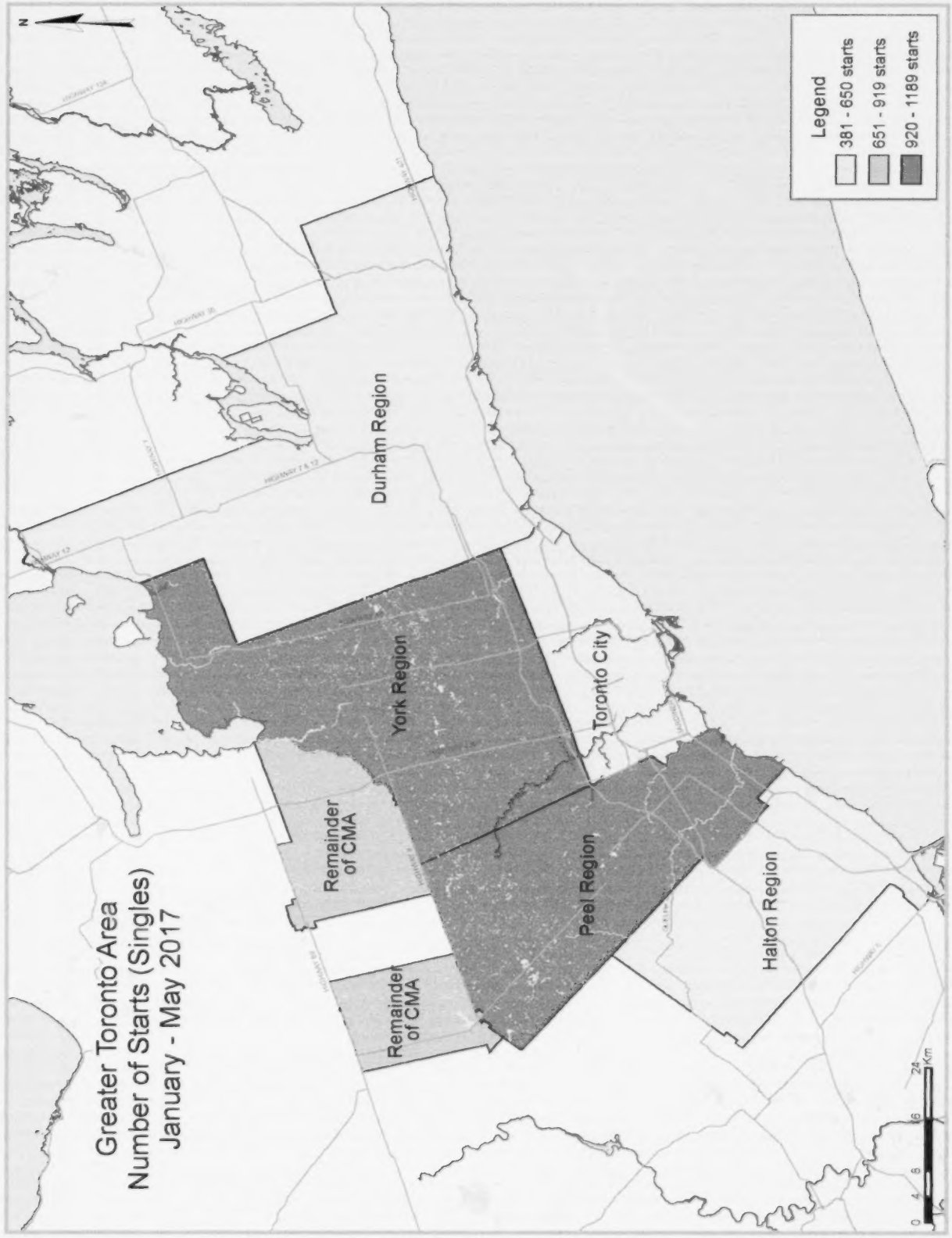

Housing
Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & much more!
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

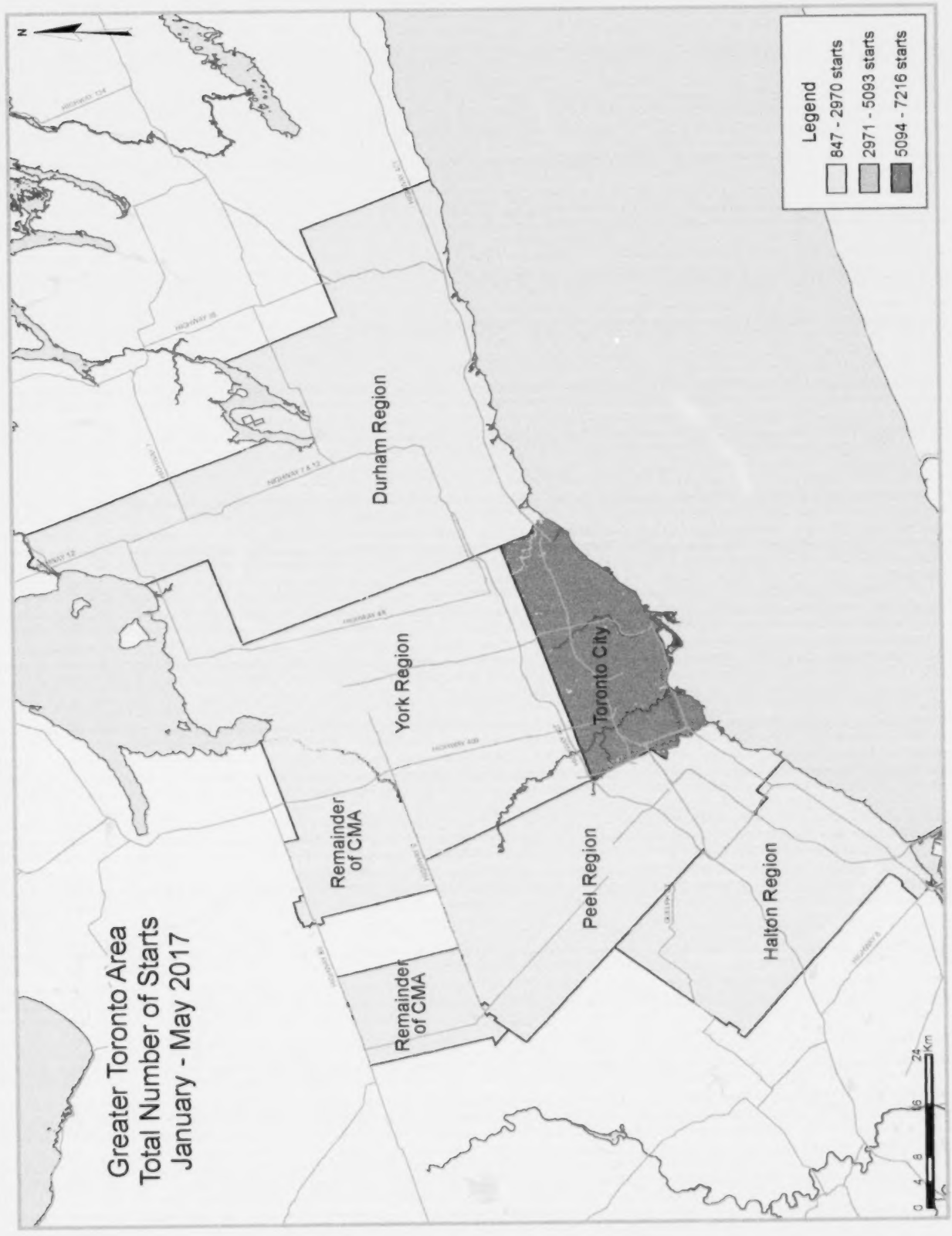

Greater Toronto Area
Number of Starts (Multiples)
May 2017
Legend
20 - 285 starts
286 - 550 starts
551 - 816 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

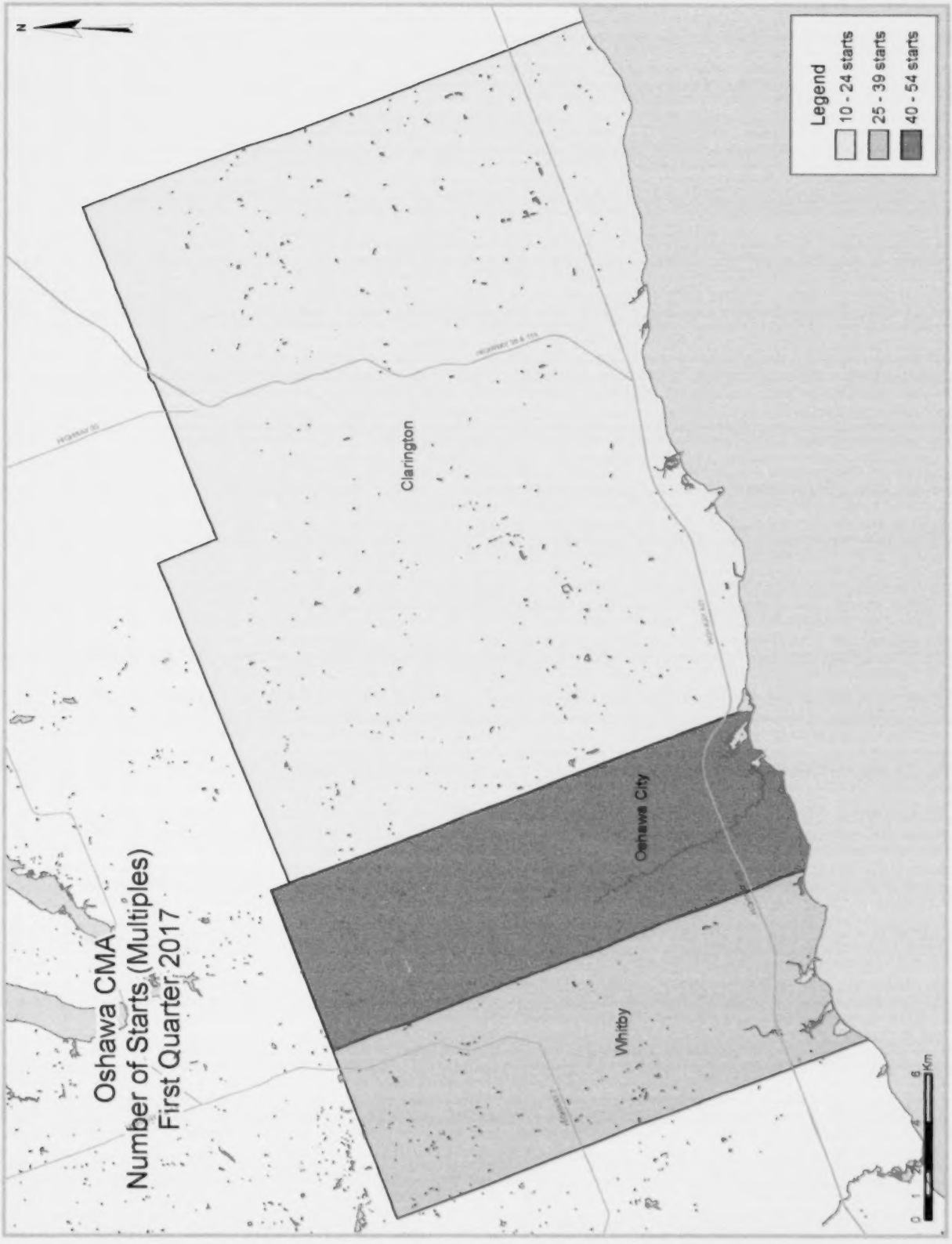
Greater Toronto Area
Number of Starts (Singles)
May 2017
Legend
81 - 119 starts
120 - 157 starts
158 - 195 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

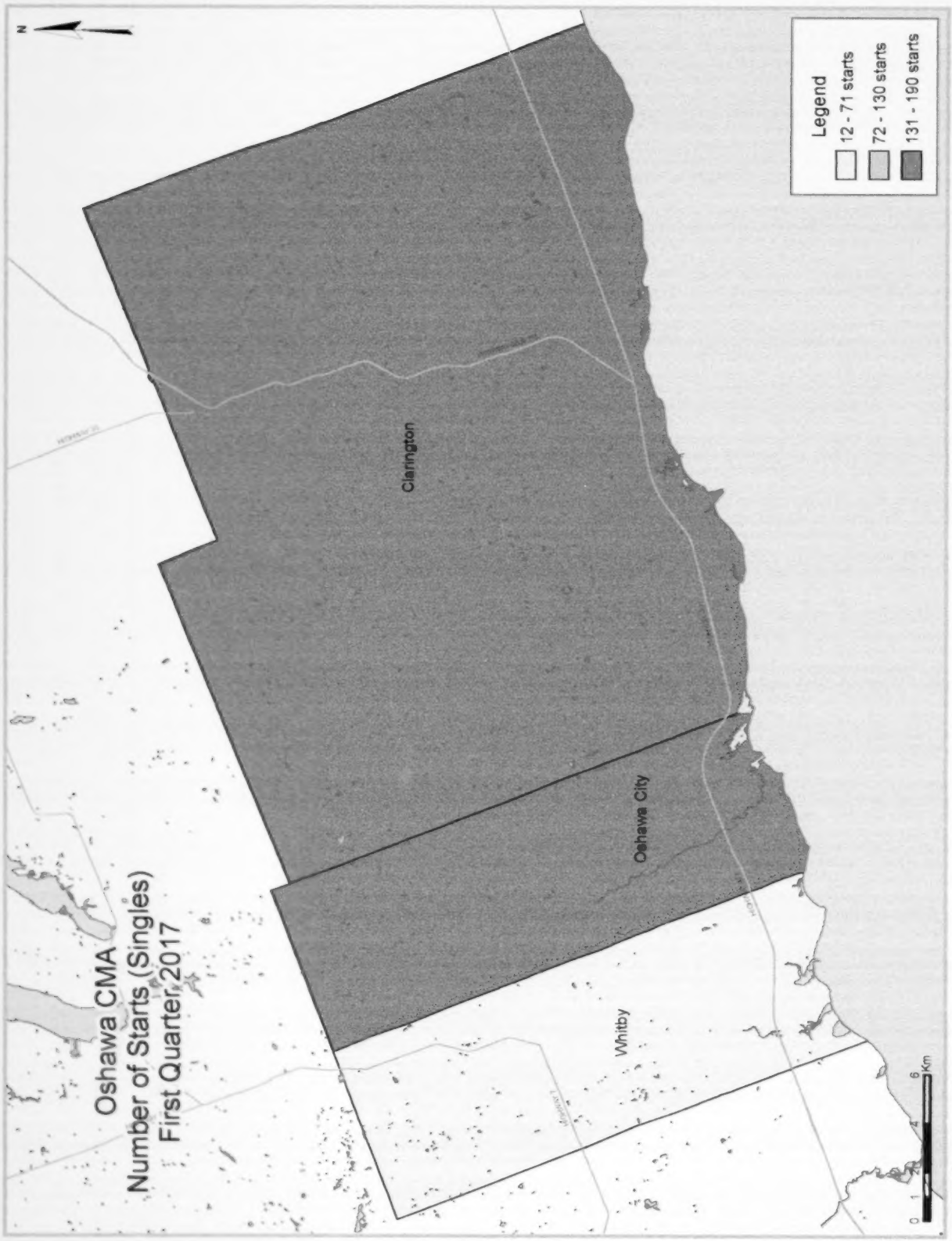

Greater Toronto Area
Total Number of Starts
May 2017
Legend
101 - 368 starts
369 - 636 starts
637 - 904 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

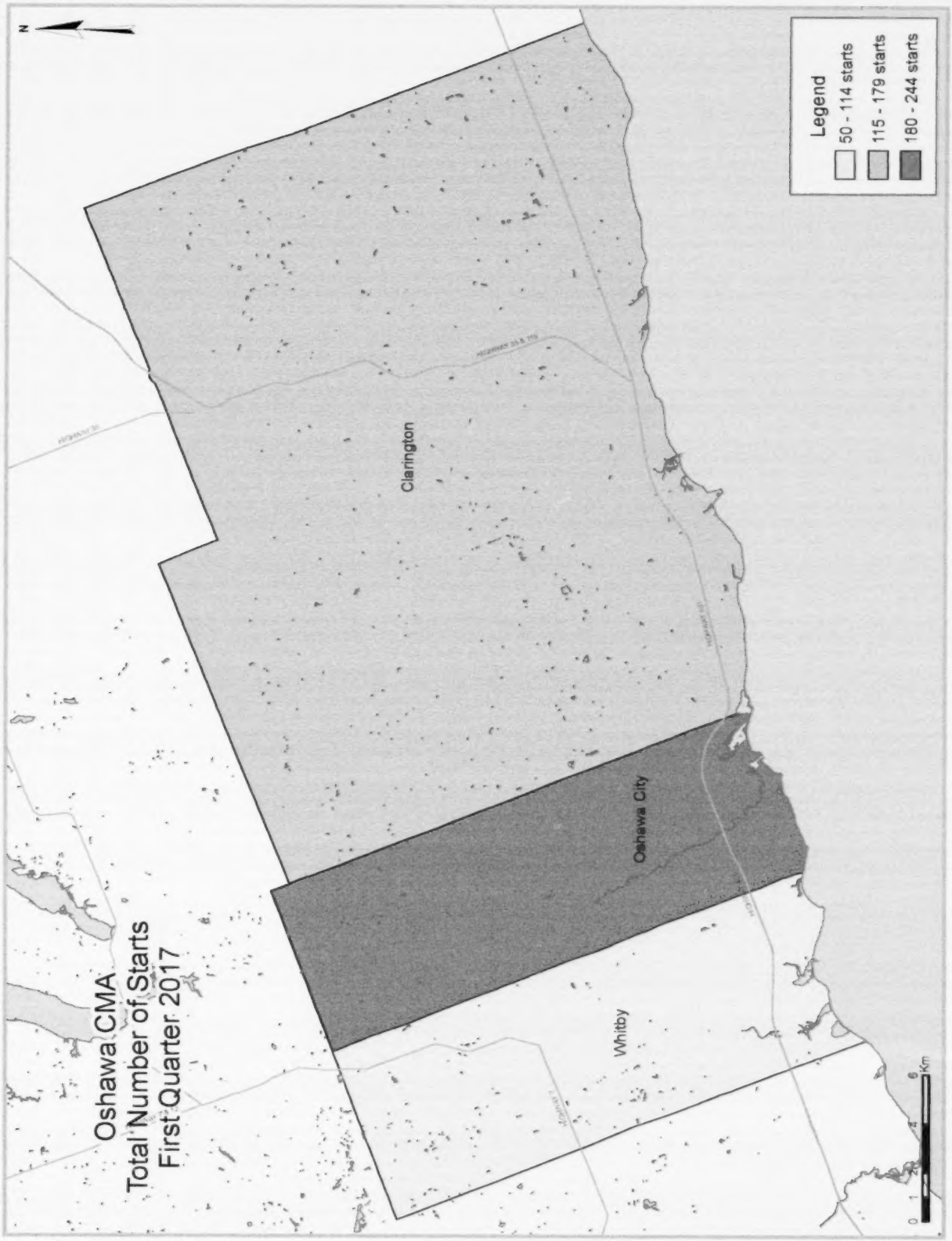

Greater Toronto Area
Number of Starts (Multiples)
January - May 2017
Legend
148 - 2377 starts
2378 - 4606 starts
4607 - 6835 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N

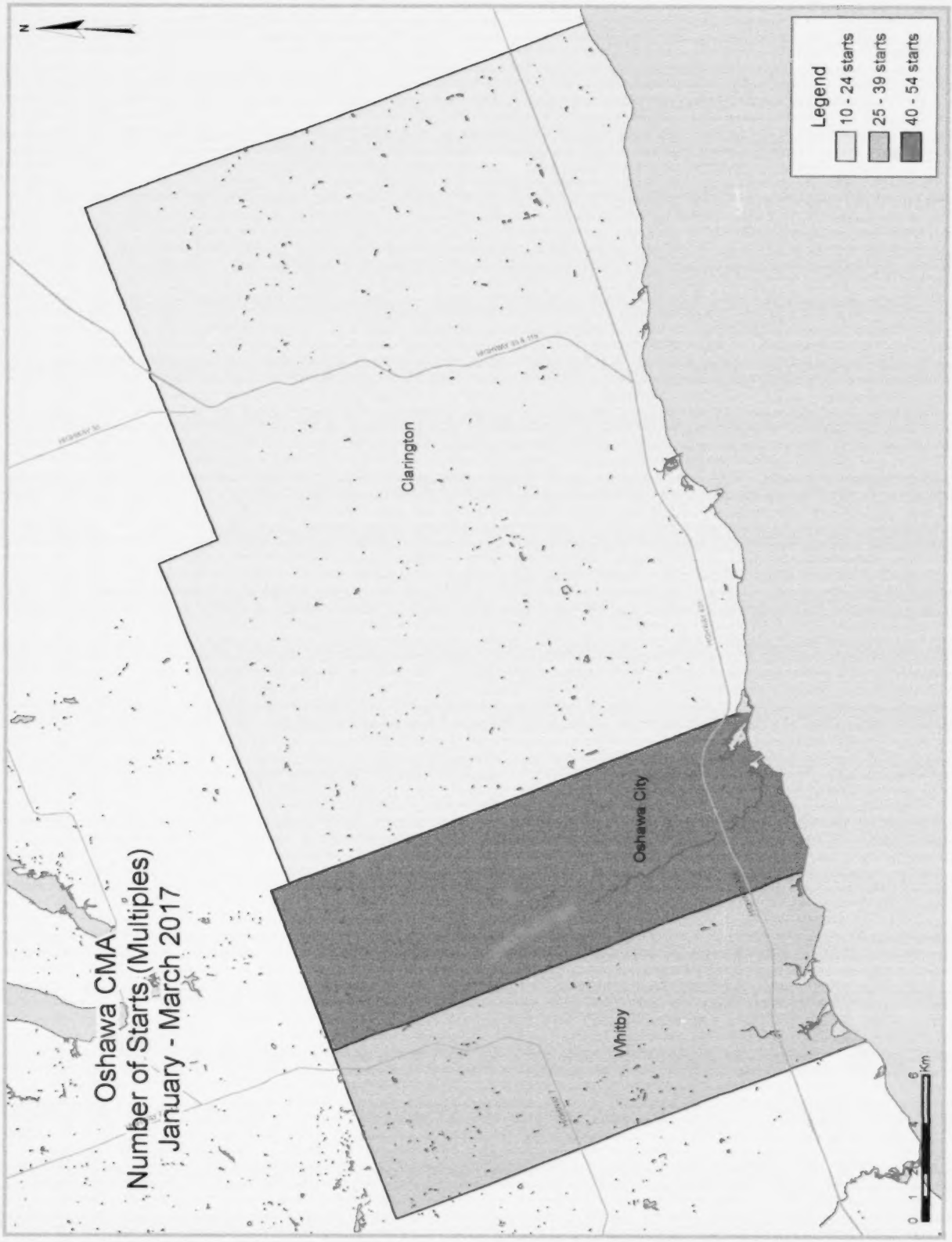

Greater Toronto Area
Number of Starts (Singles)
January - May 2017
Legend
381 - 650 starts
651 - 919 starts
920 - 1189 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

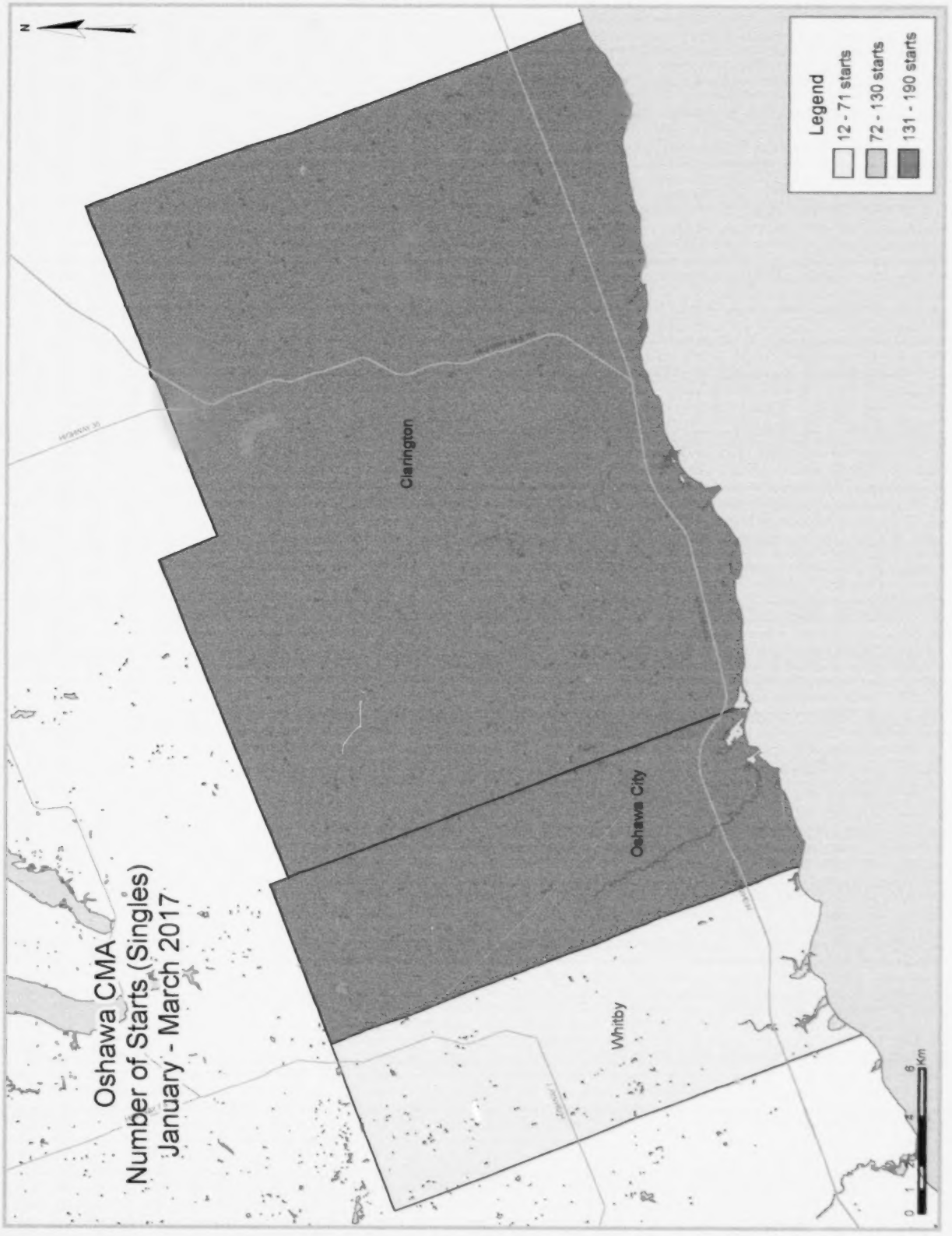

Greater Toronto Area
Total Number of Starts
January - May 2017
Legend
847 - 2970 starts
2971 - 5093 starts
5094 - 7216 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

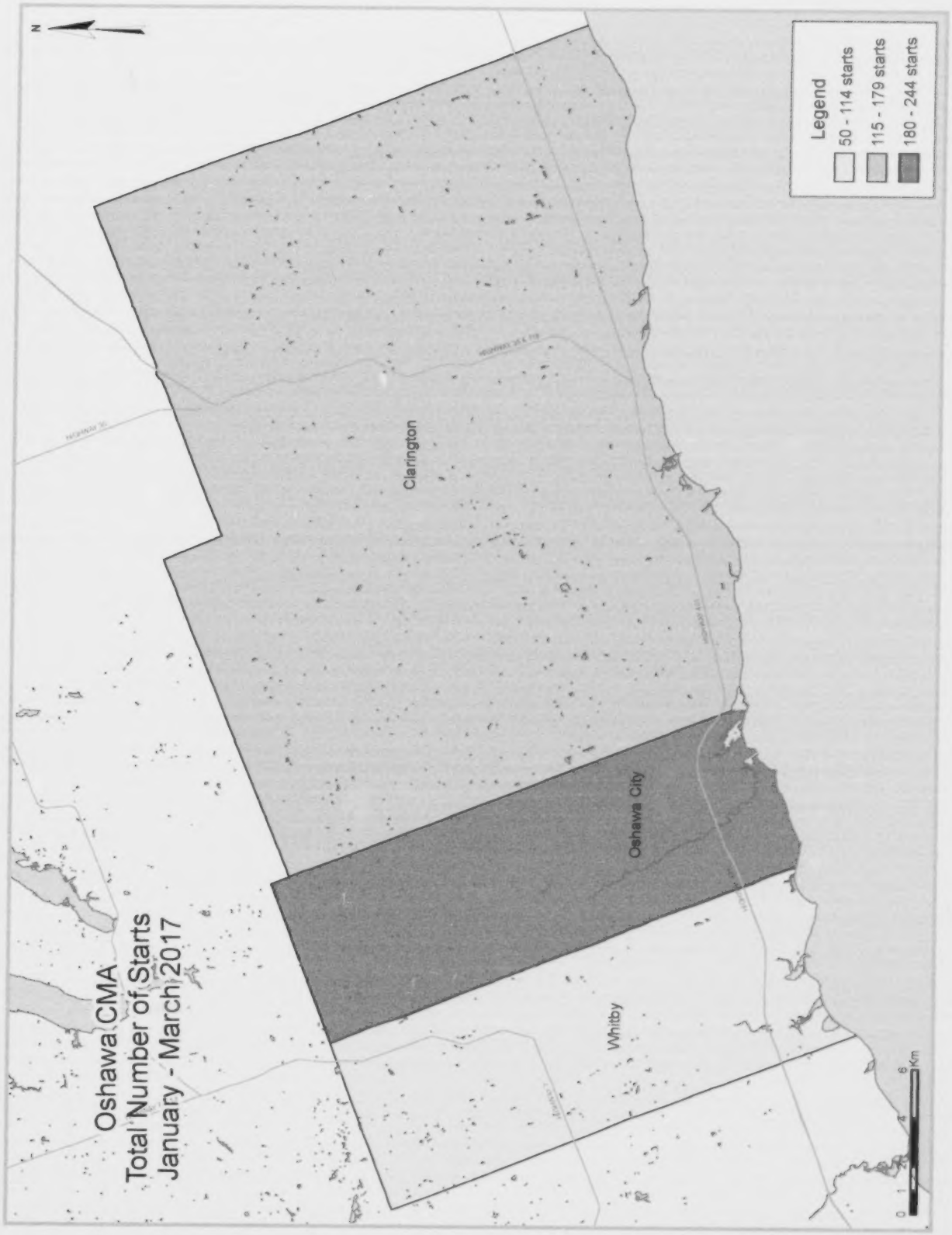

Oshawa CMA
Number of Starts (Multiples)
First Quarter 2017
Legend
10 - 24 starts
25 - 39 starts
40 - 54 starts
N
Clarington
Oshawa City
Whitby
0
8 Km


Oshawa CMA
Number of Starts (Singles)
First Quarter, 2017
Legend
12 - 71 starts
72 - 130 starts
131 - 190 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Total Number of Starts
First Quarter 2017
Legend
50 - 114 starts
115 - 179 starts
180 - 244 starts
N
Clarington
Oshawa City
Whitby
0
1
2
4
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - March 2017
Legend
10 - 24 starts
25 - 39 starts
40 - 54 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
January - March 2017
Legend
12 - 71 starts
72 - 130 starts
131 - 190 starts
Clarington
Oshawa City
Whitby
N
0
8
Km


Oshawa CMA
Total Number of Starts
January - March 2017
Legend
50 - 114 starts
115 - 179 starts
180 - 244 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) May 2017		
Toronto CMA[1]	April 2017	May 2017
Trend[2]	41,002	39,650
SAAR	40,597	22,565
	May 2016	May 2017
Actual		
May - Single-Detached	934	651
May - Multiples	1,987	1,296
May - Total	2,921	1,947
January to May - Single-Detached	3,601	3,881
January to May - Multiples	11,832	11,728
January to May - Total	15,433	15,609

Table 1b: Housing Starts (SAAR and Trend) May 2017		
Oshawa CMA[1]	April 2017	May 2017
Trend[2]	1,983	1,893
SAAR	1,115	964
	May 2016	May 2017
Actual		
May - Single-Detached	126	69
May - Multiples	90	20
May - Total	216	89
January to May - Single-Detached	351	483
January to May - Multiples	646	129
January to May - Total	997	612

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request.

Table 1.1a: Housing Activity Summary of Toronto CMA
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2017	651	112	281	0	12	891	0	0	1,947
May 2016	934	102	401	0	32	1,227	0	225	2,921
% Change	-30.3	9.8	-29.9	n/a	-62.5	-27.4	n/a	-100.0	-33.3
Year-to-date 2017	3,869	510	2,401	12	359	7,347	22	1,089	15,609
Year-to-date 2016	3,587	306	1,785	14	239	7,880	49	1,573	15,433
% Change	7.9	66.7	34.5	-14.3	50.2	-6.8	-55.1	-30.8	1.1
UNDER CONSTRUCTION									
May 2017	10,731	1,114	6,065	25	1,012	42,641	81	5,868	67,537
May 2016	8,933	982	4,460	41	1,214	44,042	109	5,688	65,469
% Change	20.1	13.4	36.0	-39.0	-16.6	-3.2	-25.7	3.2	3.2
COMPLETIONS									
May 2017	853	38	337	0	0	947	23	3	2,201
May 2016	811	86	175	3	43	2,032	14	350	3,514
% Change	5.2	-55.8	92.6	-100.0	-100.0	-53.4	64.3	-99.1	-37.4
Year-to-date 2017	4,933	458	2,139	4	126	8,472	39	848	17,019
Year-to-date 2016	4,138	490	1,572	12	425	7,126	14	1,067	14,844
% Change	19.2	-6.5	36.1	-66.7	-70.4	18.9	178.6	-20.5	14.7
COMPLETED & NOT ABSORBED									
May 2017	297	21	104	0	21	621	n/a	n/a	1,064
May 2016	235	21	56	0	19	1,457	n/a	n/a	1,788
% Change	26.4	0.0	85.7	n/a	10.5	-57.4	n/a	n/a	-40.5
ABSORBED									
May 2017	867	37	321	0	0	1,211	n/a	n/a	2,436
May 2016	813	86	177	4	43	1,926	n/a	n/a	3,049
% Change	6.6	-57.0	81.4	-100.0	-100.0	-37.1	n/a	n/a	-20.1
Year-to-date 2017	4,915	458	2,092	4	126	8,883	n/a	n/a	16,478
Year-to-date 2016	4,185	487	1,578	12	431	7,613	n/a	n/a	14,306
% Change	17.4	-6.0	32.6	-66.7	-70.8	16.7	n/a	n/a	15.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2017	69	2	0	0	18	0	0	0	89
May 2016	126	8	73	0	9	0	0	0	216
% Change	-45.2	-75.0	-100.0	n/a	100.0	n/a	n/a	n/a	-58.8
Year-to-date 2017	483	6	79	0	38	6	0	0	612
Year-to-date 2016	351	26	222	0	9	150	2	237	997
% Change	37.6	-76.9	-64.4	n/a	**	-96.0	-100.0	-100.0	-38.6
UNDER CONSTRUCTION									
May 2017	773	16	220	0	279	493	2	771	2,554
May 2016	835	28	260	0	169	282	0	822	2,396
% Change	-7.4	-42.9	-15.4	n/a	65.1	74.8	n/a	-6.2	6.6
COMPLETIONS									
May 2017	74	4	63	0	0	0	0	0	141
May 2016	82	2	4	0	0	0	0	0	88
% Change	-9.8	100.0	**	n/a	n/a	n/a	n/a	n/a	60.2
Year-to-date 2017	450	30	268	0	80	165	0	33	1,026
Year-to-date 2016	505	18	157	0	102	0	0	198	980
% Change	-10.9	66.7	70.7	n/a	-21.6	n/a	n/a	-83.3	4.7
COMPLETED & NOT ABSORBED									
May 2017	25	2	0	0	1	0	n/a	n/a	28
May 2016	27	2	0	0	0	0	n/a	n/a	29
% Change	-7.4	0.0	n/a	n/a	n/a	n/a	n/a	n/a	-3.4
ABSORBED									
May 2017	74	4	63	0	0	0	n/a	n/a	141
May 2016	82	2	4	0	0	0	n/a	n/a	88
% Change	-9.8	100.0	**	n/a	n/a	n/a	n/a	n/a	60.2
Year-to-date 2017	451	30	268	0	80	165	n/a	n/a	994
Year-to-date 2016	506	16	157	0	102	0	n/a	n/a	781
% Change	-10.9	87.5	70.7	n/a	-21.6	n/a	n/a	n/a	27.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2017	655	108	250	0	30	913	0	0	1,956
May 2016	919	108	471	0	41	1,227	0	225	2,991
% Change	-28.7	0.0	-46.9	n/a	-26.8	-25.6	n/a	-100.0	-34.6
Year-to-date 2017	3,810	466	2,419	9	360	7,495	22	1,089	15,670
Year-to-date 2016	3,416	230	1,801	12	248	8,184	14	1,809	15,714
% Change	11.5	102.6	34.3	-25.0	45.2	-8.4	57.1	-39.8	-0.3
UNDER CONSTRUCTION									
May 2017	10,362	1,052	6,056	13	1,243	44,091	69	6,639	69,525
May 2016	8,978	864	4,350	33	1,388	44,813	72	6,662	67,160
% Change	15.4	21.8	39.2	-60.6	-10.4	-1.6	-4.2	-0.3	3.5
COMPLETIONS									
May 2017	849	36	351	0	0	947	0	0	2,183
May 2016	832	82	137	0	34	2,032	14	350	3,481
% Change	2.0	-56.1	156.2	n/a	-100.0	-53.4	-100.0	-100.0	-37.3
Year-to-date 2017	4,908	436	2,214	1	219	8,859	16	878	17,531
Year-to-date 2016	4,293	494	1,683	1	526	7,148	14	1,264	15,423
% Change	14.3	-11.7	31.6	0.0	-58.4	23.9	14.3	-30.5	13.7
COMPLETED & NOT ABSORBED									
May 2017	294	24	88	0	22	621	n/a	n/a	1,049
May 2016	257	24	40	0	19	1,456	n/a	n/a	1,796
% Change	14.4	0.0	120.0	n/a	15.8	-57.3	n/a	n/a	-41.6
ABSORBED									
May 2017	861	35	335	0	0	1,211	n/a	n/a	2,442
May 2016	827	82	139	0	34	1,926	n/a	n/a	3,008
% Change	4.1	-57.3	141.0	n/a	-100.0	-37.1	n/a	n/a	-18.8
Year-to-date 2017	4,901	436	2,167	1	206	9,270	n/a	n/a	16,981
Year-to-date 2016	4,328	489	1,689	1	532	7,618	n/a	n/a	14,657
% Change	13.2	-10.8	28.3	0.0	-61.3	21.7	n/a	n/a	15.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
May 2017	88	2	81	0	0	733	0	0	904
May 2016	155	6	0	0	0	1,164	0	0	1,325
York Region									
May 2017	182	4	35	0	0	0	0	0	221
May 2016	310	28	144	0	32	0	0	225	739
Peel Region									
May 2017	195	88	18	0	0	158	0	0	459
May 2016	220	44	212	0	0	63	0	0	539
Halton Region									
May 2017	97	12	116	0	12	22	0	0	259
May 2016	75	22	42	0	0	0	0	0	139
Durham Region									
May 2017	93	2	0	0	18	0	0	0	113
May 2016	159	8	73	0	9	0	0	0	249
Toronto CMA									
May 2017	651	112	281	0	12	891	0	0	1,947
May 2016	934	102	401	0	32	1,227	0	225	2,921
Oshawa CMA									
May 2017	69	2	0	0	18	0	0	0	89
May 2016	126	8	73	0	9	0	0	0	216
Greater Toronto Area									
May 2017	655	108	250	0	30	913	0	0	1,956
May 2016	919	108	471	0	41	1,227	0	225	2,991

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
May 2017	1,573	172	1,339	0	477	32,029	62	5,080	40,732
May 2016	1,696	128	545	2	368	32,134	36	4,692	39,601
York Region									
May 2017	3,931	174	2,241	6	116	5,765	0	232	12,465
May 2016	2,596	142	1,404	2	243	6,780	0	577	11,744
Peel Region									
May 2017	2,601	490	1,159	0	150	3,411	5	0	7,816
May 2016	2,706	512	1,242	24	487	2,806	36	416	8,229
Halton Region									
May 2017	970	174	991	0	101	2,259	0	284	4,779
May 2016	860	44	789	4	72	2,642	0	155	4,566
Durham Region									
May 2017	1,287	42	326	7	399	627	2	1,043	3,733
May 2016	1,120	38	370	1	218	451	0	822	3,020
Toronto CMA									
May 2017	10,731	1,114	6,065	25	1,012	42,641	81	5,868	67,537
May 2016	8,933	982	4,460	41	1,214	44,042	109	5,688	65,469
Oshawa CMA									
May 2017	773	16	220	0	279	493	2	771	2,554
May 2016	835	28	260	0	169	282	0	822	2,396
Greater Toronto Area									
May 2017	10,362	1,052	6,056	13	1,243	44,091	69	6,639	69,525
May 2016	8,978	864	4,350	33	1,388	44,813	72	6,662	67,160

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
May 2017	105	4	30	0	0	700	0	0	839
May 2016	86	2	4	0	0	1,672	14	145	1,923
York Region									
May 2017	244	0	99	0	0	209	0	0	552
May 2016	185	12	22	0	16	14	0	0	249
Peel Region									
May 2017	272	26	83	0	0	0	0	0	381
May 2016	300	64	32	0	0	12	0	205	613
Halton Region									
May 2017	151	2	47	0	0	38	0	0	238
May 2016	132	0	50	0	18	334	0	0	534
Durham Region									
May 2017	77	4	92	0	0	0	0	0	173
May 2016	129	4	29	0	0	0	0	0	162
Toronto CMA									
May 2017	853	38	337	0	0	947	23	3	2,201
May 2016	811	86	175	3	43	2,032	14	350	3,514
Oshawa CMA									
May 2017	74	4	63	0	0	0	0	0	141
May 2016	82	2	4	0	0	0	0	0	88
Greater Toronto Area									
May 2017	849	36	351	0	0	947	0	0	2,183
May 2016	832	82	137	0	34	2,032	14	350	3,481

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
May 2017	222	13	34	0	21	515	n/a	n/a	805
May 2016	160	11	18	0	19	1,276	n/a	n/a	1,484
York Region									
May 2017	29	8	0	0	0	53	n/a	n/a	90
May 2016	40	10	0	0	0	127	n/a	n/a	177
Peel Region									
May 2017	3	0	22	0	0	0	n/a	n/a	25
May 2016	1	0	22	0	0	0	n/a	n/a	23
Halton Region									
May 2017	12	1	32	0	0	53	n/a	n/a	98
May 2016	28	1	0	0	0	53	n/a	n/a	82
Durham Region									
May 2017	28	2	0	0	1	0	n/a	n/a	31
May 2016	28	2	0	0	0	0	n/a	n/a	30
Toronto CMA									
May 2017	297	21	104	0	21	621	n/a	n/a	1,064
May 2016	235	21	56	0	19	1,457	n/a	n/a	1,788
Oshawa CMA									
May 2017	25	2	0	0	1	0	n/a	n/a	28
May 2016	27	2	0	0	0	0	n/a	n/a	29
Greater Toronto Area									
May 2017	294	24	88	0	22	621	n/a	n/a	1,049
May 2016	257	24	40	0	19	1,456	n/a	n/a	1,796

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
May 2017	107	3	15	0	0	935	n/a	n/a	1,060
May 2016	82	2	6	0	0	1,599	n/a	n/a	1,689
York Region									
May 2017	243	0	99	0	0	209	n/a	n/a	551
May 2016	185	12	22	0	16	14	n/a	n/a	249
Peel Region									
May 2017	272	26	83	0	0	0	n/a	n/a	381
May 2016	300	64	32	0	0	12	n/a	n/a	408
Halton Region									
May 2017	151	2	46	0	0	67	n/a	n/a	266
May 2016	131	0	50	0	18	301	n/a	n/a	500
Durham Region									
May 2017	88	4	92	0	0	0	n/a	n/a	184
May 2016	129	4	29	0	0	0	n/a	n/a	162
Toronto CMA									
May 2017	867	37	321	0	0	1,211	n/a	n/a	2,436
May 2016	813	86	177	4	43	1,926	n/a	n/a	3,049
Oshawa CMA									
May 2017	74	4	63	0	0	0	n/a	n/a	141
May 2016	82	2	4	0	0	0	n/a	n/a	88
Greater Toronto Area									
May 2017	861	35	335	0	0	1,211	n/a	n/a	2,442
May 2016	827	82	139	0	34	1,926	n/a	n/a	3,008

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	11,863	886	4,630	21	474	18,486	116	2,551	39,027
% Change	16.5	-19.0	7.5	-48.8	-57.9	-18.5	84.1	-8.2	-7.7
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	945	52	458	0	261	520	4	251	2,491
% Change	-33.3	160.0	57.9	-100.0	113.9	**	n/a	-58.5	-3.7
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	11,372	820	4,767	14	724	19,671	83	2,801	40,252
% Change	5.6	-19.6	7.8	-39.1	-42.1	-14.9	31.7	-17.2	-8.6
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Toronto City	88	155	2	6	81	0	733	1,164	904	1,325	-31.8
Toronto	13	12	2	0	6	0	697	712	718	724	-0.8
East York	4	6	0	2	0	0	0	0	4	8	-50.0
Etobicoke	18	64	0	2	21	0	0	0	39	66	-40.9
North York	41	38	0	0	0	0	36	452	77	490	-84.3
Scarborough	10	29	0	0	54	0	0	0	64	29	120.7
York	2	6	0	2	0	0	0	0	2	8	-75.0
York Region	182	310	4	28	35	176	0	225	221	739	-70.1
Aurora	2	55	0	22	0	86	0	0	2	163	-98.8
East Gwillimbury	38	0	0	0	0	0	0	0	38	0	n/a
Georgina Township	4	26	0	0	0	0	0	0	4	26	-84.6
King Township	61	55	0	0	0	0	0	0	61	55	10.9
Markham	12	2	4	0	35	13	0	0	51	15	**
Newmarket	9	24	0	2	0	16	0	225	9	267	-96.6
Richmond Hill	21	88	0	4	0	23	0	0	21	115	-81.7
Vaughan	33	17	0	0	0	32	0	0	33	49	-32.7
Whitchurch-Stouffville	2	43	0	0	0	6	0	0	2	49	-95.9
Peel Region	195	220	88	44	18	212	158	63	459	539	-14.8
Brampton	140	159	84	20	18	98	158	0	400	277	44.4
Caledon	36	46	2	14	0	0	0	0	38	60	-36.7
Mississauga	19	15	2	10	0	114	0	63	21	202	-89.6
Halton Region	97	75	12	22	128	42	22	0	259	139	86.3
Burlington	7	2	0	0	0	0	22	0	29	2	**
Halton Hills	5	16	0	0	0	7	0	0	5	23	-78.3
Milton	51	4	12	0	116	0	0	0	179	4	**
Oakville	34	53	0	22	12	35	0	0	46	110	-58.2
Durham Region	93	159	2	8	18	82	0	0	113	249	-54.6
Ajax	6	28	0	0	0	0	0	0	6	28	-78.6
Brock	11	0	0	0	0	0	0	0	11	0	n/a
Clarington	31	55	2	0	0	9	0	0	33	64	-48.4
Oshawa	35	57	0	8	0	43	0	0	35	108	-67.6
Pickering	5	3	0	0	0	0	0	0	5	3	66.7
Scugog	1	2	0	0	0	0	0	0	1	2	-50.0
Uxbridge	1	0	0	0	0	0	0	0	1	0	n/a
Whitby	3	14	0	0	18	30	0	0	21	44	-52.3
Remainder of Toronto CMA	84	145	6	2	31	3	0	0	121	150	-19.3
Bradford West Gwillimbury	19	66	0	0	12	0	0	0	31	66	-53.0
Town of Mono	6	20	0	0	0	0	0	0	6	20	-70.0
New Tecumseth	32	59	6	2	0	3	0	0	38	64	-40.6
Orangeville	27	0	0	0	19	0	0	0	46	0	n/a
Toronto CMA	651	934	112	102	293	433	891	1,452	1,947	2,921	-33.3
Oshawa CMA	69	126	2	8	18	82	0	0	89	216	-58.8
Greater Toronto Area (GTA)	655	919	108	108	280	512	913	1,452	1,956	2,991	-34.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Toronto City	381	396	26	8	487	145	6,322	7,824	7,216	8,373	-13.8
Toronto	58	61	4	0	33	37	5,455	4,739	5,550	4,837	14.7
East York	21	18	2	4	0	0	0	0	23	22	4.5
Etobicoke	53	102	4	2	155	68	148	1,531	360	1,703	-78.9
North York	179	141	0	0	121	0	211	910	511	1,051	-51.4
Scarborough	56	52	16	0	54	40	80	604	206	696	-70.4
York	14	22	0	2	124	0	428	40	566	64	**
York Region	1,189	986	78	90	698	575	513	1,413	2,478	3,064	-19.1
Aurora	138	213	0	58	4	150	125	0	267	421	-36.6
East Gwillimbury	409	22	36	0	203	0	0	0	648	22	**
Georgina Township	58	176	2	0	24	12	0	0	84	188	-55.3
King Township	127	94	14	0	0	6	1	0	142	100	42.0
Markham	38	68	4	16	249	80	138	984	429	1,148	-62.6
Newmarket	39	183	0	2	0	22	0	231	39	438	-91.1
Richmond Hill	90	112	18	12	3	49	189	0	300	173	73.4
Vaughan	220	73	4	2	181	241	60	44	465	360	29.2
Whitchurch-Stouffville	70	45	0	0	34	15	0	154	104	214	-51.4
Peel Region	1,108	1,151	222	92	574	525	979	307	2,883	2,075	38.9
Brampton	942	979	164	52	492	375	354	50	1,952	1,456	34.1
Caledon	124	120	4	24	82	16	0	0	210	160	31.3
Mississauga	42	52	54	16	0	134	625	257	721	459	57.1
Halton Region	391	436	118	22	534	304	647	319	1,690	1,081	56.3
Burlington	31	14	0	0	0	0	142	154	173	168	3.0
Halton Hills	17	29	0	0	0	34	0	0	17	63	-73.0
Milton	153	67	56	0	268	39	0	135	477	241	97.9
Oakville	190	326	62	22	266	231	505	30	1,023	609	68.0
Durham Region	750	459	22	28	219	247	412	387	1,403	1,121	25.2
Ajax	29	73	16	0	56	16	272	0	373	89	**
Brock	118	3	0	0	0	0	0	0	118	3	**
Clarington	211	92	6	2	0	25	6	293	223	412	-45.9
Oshawa	257	206	0	26	54	172	0	94	311	498	-37.6
Pickering	84	25	0	0	46	0	134	0	264	25	**
Scugog	5	4	0	0	0	0	0	0	5	4	25.0
Uxbridge	31	3	0	0	0	0	0	0	31	3	**
Whitby	15	53	0	0	63	34	0	0	78	87	-10.3
Remainder of Toronto CMA	699	545	54	102	94	243	0	1	847	891	-4.9
Bradford West Gwillimbury	312	182	0	62	12	80	0	0	324	324	0.0
Town of Mono	29	20	0	0	0	0	0	1	29	21	38.1
New Tecumseth	288	332	54	40	24	113	0	0	366	485	-24.5
Orangeville	70	11	0	0	58	50	0	0	128	61	109.8
Toronto CMA	3,881	3,601	514	314	2,489	1,808	8,725	9,710	15,609	15,433	1.1
Oshawa CMA	483	351	6	28	117	231	6	387	612	997	-38.6
Greater Toronto Area (GTA)	3,819	3,428	466	240	2,512	1,796	8,873	10,250	15,670	15,714	-0.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Toronto City	81	0	0	0	733	1,164	0	0
Toronto	6	0	0	0	697	712	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	21	0	0	0	0	0	0	0
North York	0	0	0	0	36	452	0	0
Scarborough	54	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	35	176	0	0	0	0	0	225
Aurora	0	86	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	35	13	0	0	0	0	0	0
Newmarket	0	16	0	0	0	0	0	225
Richmond Hill	0	23	0	0	0	0	0	0
Vaughan	0	32	0	0	0	0	0	0
Whitchurch-Stouffville	0	6	0	0	0	0	0	0
Peel Region	18	212	0	0	158	63	0	0
Brampton	18	98	0	0	158	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	114	0	0	0	63	0	0
Halton Region	128	42	0	0	22	0	0	0
Burlington	0	0	0	0	22	0	0	0
Halton Hills	0	7	0	0	0	0	0	0
Milton	116	0	0	0	0	0	0	0
Oakville	12	35	0	0	0	0	0	0
Durham Region	18	82	0	0	0	0	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	9	0	0	0	0	0	0
Oshawa	0	43	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	18	30	0	0	0	0	0	0
Remainder of Toronto CMA	31	3	0	0	0	0	0	0
Bradford West Gwillimbury	12	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	3	0	0	0	0	0	0
Orangeville	19	0	0	0	0	0	0	0
Toronto CMA	293	433	0	0	891	1,227	0	225
Oshawa CMA	18	82	0	0	0	0	0	0
Greater Toronto Area (GTA)	280	512	0	0	913	1,227	0	225

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	465	133	22	12	5,790	6,789	532	1,035
Toronto	11	25	22	12	5,300	3,704	155	1,035
East York	0	0	0	0	0	0	0	0
Etobicoke	155	68	0	0	148	1,531	0	0
North York	121	0	0	0	211	910	0	0
Scarborough	54	40	0	0	80	604	0	0
York	124	0	0	0	51	40	377	0
York Region	698	575	0	0	512	876	1	537
Aurora	4	150	0	0	125	0	0	0
East Gwillimbury	203	0	0	0	0	0	0	0
Georgina Township	24	12	0	0	0	0	0	0
King Township	0	6	0	0	0	0	1	0
Markham	249	80	0	0	138	678	0	306
Newmarket	0	22	0	0	0	0	0	231
Richmond Hill	3	49	0	0	189	0	0	0
Vaughan	181	241	0	0	60	44	0	0
Whitchurch-Stouffville	34	15	0	0	0	154	0	0
Peel Region	574	525	0	0	979	307	0	0
Brampton	492	375	0	0	354	50	0	0
Caledon	82	16	0	0	0	0	0	0
Mississauga	0	134	0	0	625	257	0	0
Halton Region	534	304	0	0	363	319	284	0
Burlington	0	0	0	0	142	154	0	0
Halton Hills	0	34	0	0	0	0	0	0
Milton	268	39	0	0	0	135	0	0
Oakville	266	231	0	0	221	30	284	0
Durham Region	219	247	0	0	140	150	272	237
Ajax	56	16	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	25	0	0	6	150	0	143
Oshawa	54	172	0	0	0	0	0	94
Pickering	46	0	0	0	134	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	63	34	0	0	0	0	0	0
Remainder of Toronto CMA	94	206	0	37	0	0	0	1
Bradford West Gwillimbury	12	80	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	1
New Tecumseth	24	113	0	0	0	0	0	0
Orangeville	58	13	0	37	0	0	0	0
Toronto CMA	2,467	1,759	22	49	7,636	8,137	1,089	1,573
Oshawa CMA	117	231	0	0	6	150	0	237
Greater Toronto Area (GTA)	2,490	1,784	22	12	7,784	8,441	1,089	1,809

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Toronto City	171	161	733	1,164	0	0	904	1,325
Toronto	21	12	697	712	0	0	718	724
East York	4	8	0	0	0	0	4	8
Etobicoke	39	66	0	0	0	0	39	66
North York	41	38	36	452	0	0	77	490
Scarborough	64	29	0	0	0	0	64	29
York	2	8	0	0	0	0	2	8
York Region	221	482	0	32	0	225	221	739
Aurora	2	163	0	0	0	0	2	163
East Gwillimbury	38	0	0	0	0	0	38	0
Georgina Township	4	26	0	0	0	0	4	26
King Township	61	55	0	0	0	0	61	55
Markham	51	15	0	0	0	0	51	15
Newmarket	9	42	0	0	0	225	9	267
Richmond Hill	21	115	0	0	0	0	21	115
Vaughan	33	17	0	32	0	0	33	49
Whitchurch-Stouffville	2	49	0	0	0	0	2	49
Peel Region	301	476	158	63	0	0	459	539
Brampton	242	277	158	0	0	0	400	277
Caledon	38	60	0	0	0	0	38	60
Mississauga	21	139	0	63	0	0	21	202
Halton Region	225	139	34	0	0	0	259	139
Burlington	7	2	22	0	0	0	29	2
Halton Hills	5	23	0	0	0	0	5	23
Milton	179	4	0	0	0	0	179	4
Oakville	34	110	12	0	0	0	46	110
Durham Region	95	240	18	9	0	0	113	249
Ajax	6	28	0	0	0	0	6	28
Brock	11	0	0	0	0	0	11	0
Clarington	33	55	0	9	0	0	33	64
Oshawa	35	108	0	0	0	0	35	108
Pickering	5	3	0	0	0	0	5	3
Scugog	1	2	0	0	0	0	1	2
Uxbridge	1	0	0	0	0	0	1	0
Whitby	3	44	18	0	0	0	21	44
Remainder of Toronto CMA	121	150	0	0	0	0	121	150
Bradford West Gwillimbury	31	66	0	0	0	0	31	66
Town of Mono	6	20	0	0	0	0	6	20
New Tecumseth	38	64	0	0	0	0	38	64
Orangeville	46	0	0	0	0	0	46	0
Toronto CMA	1,044	1,437	903	1,259	0	225	1,947	2,921
Oshawa CMA	71	207	18	9	0	0	89	216
Greater Toronto Area (GTA)	1,013	1,498	943	1,268	0	225	1,956	2,991

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	1,037	440	5,625	6,886	554	1,047	7,216	8,373
Toronto	362	76	5,011	3,714	177	1,047	5,550	4,837
East York	23	22	0	0	0	0	23	22
Etobicoke	212	104	148	1,599	0	0	360	1,703
North York	300	141	211	910	0	0	511	1,051
Scarborough	126	73	80	623	0	0	206	696
York	14	24	175	40	377	0	566	64
York Region	1,963	1,730	514	797	1	537	2,478	3,064
Aurora	141	419	126	2	0	0	267	421
East Gwillimbury	648	22	0	0	0	0	648	22
Georgina Township	83	188	1	0	0	0	84	188
King Township	141	94	0	6	1	0	142	100
Markham	291	371	138	471	0	306	429	1,148
Newmarket	39	207	0	0	0	231	39	438
Richmond Hill	111	145	189	28	0	0	300	173
Vaughan	405	224	60	136	0	0	465	360
Whitchurch-Stouffville	104	60	0	154	0	0	104	214
Peel Region	1,853	1,803	1,030	272	0	0	2,883	2,075
Brampton	1,547	1,447	405	9	0	0	1,952	1,456
Caledon	210	160	0	0	0	0	210	160
Mississauga	96	196	625	263	0	0	721	459
Halton Region	942	762	464	319	284	0	1,690	1,081
Burlington	31	14	142	154	0	0	173	168
Halton Hills	17	63	0	0	0	0	17	63
Milton	477	106	0	135	0	0	477	241
Oakville	417	579	322	30	284	0	1,023	609
Durham Region	900	712	231	170	272	239	1,403	1,121
Ajax	53	79	48	10	272	0	373	89
Brock	118	3	0	0	0	0	118	3
Clarington	217	110	6	159	0	143	223	412
Oshawa	311	402	0	0	0	96	311	498
Pickering	125	25	139	0	0	0	264	25
Scugog	5	4	0	0	0	0	5	4
Uxbridge	31	2	0	1	0	0	31	3
Whitby	40	87	38	0	0	0	78	87
Remainder of Toronto CMA	807	851	40	2	0	38	847	891
Bradford West Gwillimbury	324	324	0	0	0	0	324	324
Town of Mono	29	20	0	0	0	1	29	21
New Tecumseth	349	483	17	2	0	0	366	485
Orangeville	105	24	23	0	0	37	128	61
Toronto CMA	6,780	5,678	7,718	8,133	1,111	1,622	15,609	15,433
Oshawa CMA	568	599	44	159	0	239	612	997
Greater Toronto Area (GTA)	6,695	5,447	7,864	8,444	1,111	1,823	15,670	15,714

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Toronto City	105	86	4	2	30	18	700	1,817	839	1,923	-56.4
Toronto	16	10	2	0	30	0	108	939	156	949	-83.6
East York	6	7	0	0	0	0	0	0	6	7	-14.3
Etobicoke	31	29	0	2	0	4	528	290	559	325	72.0
North York	30	25	0	0	0	14	45	566	75	605	-87.6
Scarborough	16	15	0	0	0	0	0	22	16	37	-56.8
York	6	0	2	0	0	0	19	0	27	0	n/a
York Region	244	185	0	12	99	38	209	14	552	249	121.7
Aurora	62	46	0	0	48	0	0	0	110	46	139.1
East Gwillimbury	29	8	0	0	0	0	0	0	29	8	**
Georgina Township	36	28	0	0	0	0	0	0	36	28	28.6
King Township	37	25	0	0	0	0	0	0	37	25	48.0
Markham	5	8	0	2	0	0	0	0	5	10	-50.0
Newmarket	20	11	0	10	0	0	0	0	20	21	-4.8
Richmond Hill	26	17	0	0	0	14	99	0	125	31	**
Vaughan	27	42	0	0	51	0	110	0	188	42	**
Whitchurch-Stouffville	2	0	0	0	0	24	0	14	2	38	-94.7
Peel Region	272	300	26	64	83	32	0	217	381	613	-37.8
Brampton	245	236	8	48	53	32	0	205	306	521	-41.3
Caledon	8	51	0	10	30	0	0	0	38	61	-37.7
Mississauga	19	13	18	6	0	0	0	12	37	31	19.4
Halton Region	151	132	2	0	47	68	38	334	238	534	-55.4
Burlington	3	6	0	0	0	0	0	0	3	6	-50.0
Halton Hills	12	11	0	0	12	15	0	0	24	26	-7.7
Milton	83	81	0	0	0	23	0	0	83	104	-20.2
Oakville	53	34	2	0	35	30	38	334	128	398	-67.8
Durham Region	77	129	4	4	92	29	0	0	173	162	6.8
Ajax	0	15	0	0	29	15	0	0	29	30	-3.3
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	33	41	0	2	22	4	0	0	55	47	17.0
Oshawa	20	28	2	0	0	0	0	0	22	28	-21.4
Pickering	2	31	0	2	0	10	0	0	2	43	-95.3
Scugog	1	1	0	0	0	0	0	0	1	1	0.0
Uxbridge	0	0	0	0	0	0	0	0	0	0	n/a
Whitby	21	13	2	0	41	0	0	0	64	13	**
Remainder of Toronto CMA	82	71	6	10	72	47	3	0	163	128	27.3
Bradford West Gwillimbury	23	39	6	0	16	0	0	0	45	39	15.4
Town of Mono	12	6	0	0	0	0	0	0	12	6	100.0
New Tecumseth	47	26	0	10	18	0	0	0	65	36	80.6
Orangeville	0	0	0	0	38	47	3	0	41	47	-12.8
Toronto CMA	853	814	38	90	360	228	950	2,382	2,201	3,514	-37.4
Oshawa CMA	74	82	4	2	63	4	0	0	141	88	60.2
Greater Toronto Area (GTA)	849	832	36	82	351	185	947	2,382	2,183	3,481	-37.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Toronto City	481	328	10	64	119	77	7,127	5,987	7,737	6,456	19.8
Toronto	73	53	4	4	37	3	4,636	3,060	4,750	3,120	52.2
East York	27	25	2	0	0	0	316	0	345	25	**
Etobicoke	152	85	0	4	66	4	976	833	1,194	926	28.9
North York	172	126	0	54	16	43	1,003	1,674	1,191	1,897	-37.2
Scarborough	38	25	0	0	0	27	16	420	54	472	-88.6
York	19	14	4	2	0	0	180	0	203	16	**
York Region	1,369	1,188	102	84	697	759	320	879	2,488	2,910	-14.5
Aurora	273	260	68	4	259	153	0	35	600	452	32.7
East Gwillimbury	58	111	0	0	0	0	0	0	58	111	-47.7
Georgina Township	160	95	0	2	20	6	0	0	180	103	74.8
King Township	185	85	2	0	18	7	0	0	205	92	122.8
Markham	92	128	4	20	122	81	0	168	218	397	-45.1
Newmarket	114	95	6	24	23	13	0	0	143	132	8.3
Richmond Hill	143	93	12	0	73	117	99	652	327	862	-62.1
Vaughan	274	304	10	34	171	162	221	0	676	500	35.2
Whitchurch-Stouffville	70	17	0	0	11	220	0	24	81	261	-69.0
Peel Region	1,911	1,433	248	322	767	806	1,155	779	4,081	3,340	22.2
Brampton	1,623	1,155	194	226	500	732	188	617	2,505	2,730	-8.2
Caledon	220	211	24	50	137	62	0	0	381	323	18.0
Mississauga	68	67	30	46	130	12	967	162	1,195	287	**
Halton Region	502	627	36	2	346	263	827	569	1,711	1,461	17.1
Burlington	25	18	0	0	13	10	222	22	260	50	**
Halton Hills	32	160	0	0	23	27	0	0	55	187	-70.6
Milton	209	279	0	2	40	60	186	0	435	341	27.6
Oakville	236	170	36	0	270	166	419	547	961	883	8.8
Durham Region	646	718	48	28	453	312	367	198	1,514	1,256	20.5
Ajax	96	81	6	0	61	33	0	0	163	114	43.0
Brock	2	6	0	0	0	0	0	0	2	6	-66.7
Clarington	209	177	0	2	92	81	43	0	344	260	32.3
Oshawa	148	255	20	16	154	66	29	198	351	535	-34.4
Pickering	59	87	4	8	0	20	169	0	232	115	101.7
Scugog	5	18	0	0	0	0	0	0	5	18	-72.2
Uxbridge	34	21	8	2	44	0	0	0	86	23	**
Whitby	93	73	10	0	102	112	126	0	331	185	78.9
Remainder of Toronto CMA	510	403	52	20	216	51	3	1	781	475	64.4
Bradford West Gwillimbury	201	156	36	2	48	0	0	0	285	158	80.4
Town of Mono	49	82	0	0	0	0	0	1	49	83	-41.0
New Tecumseth	259	151	16	18	115	4	0	0	390	173	125.4
Orangeville	1	14	0	0	53	47	3	0	57	61	-6.6
Toronto CMA	4,937	4,150	466	502	2,237	1,999	9,379	8,193	17,019	14,844	14.7
Oshawa CMA	450	505	30	18	348	259	198	198	1,026	980	4.7
Greater Toronto Area (GTA)	4,909	4,294	444	500	2,382	2,217	9,796	8,412	17,531	15,423	13.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Toronto City	30	4	0	14	700	1,672	0	145
Toronto	30	0	0	0	108	834	0	105
East York	0	0	0	0	0	0	0	0
Etobicoke	0	4	0	0	528	290	0	0
North York	0	0	0	14	45	526	0	40
Scarborough	0	0	0	0	0	22	0	0
York	0	0	0	0	19	0	0	0
York Region	99	38	0	0	209	14	0	0
Aurora	48	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	0	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	14	0	0	99	0	0	0
Vaughan	51	0	0	0	110	0	0	0
Whitchurch-Stouffville	0	24	0	0	0	14	0	0
Peel Region	83	32	0	0	0	12	0	205
Brampton	53	32	0	0	0	0	0	205
Caledon	30	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	12	0	0
Halton Region	47	68	0	0	38	334	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	12	15	0	0	0	0	0	0
Milton	0	23	0	0	0	0	0	0
Oakville	35	30	0	0	38	334	0	0
Durham Region	92	29	0	0	0	0	0	0
Ajax	29	15	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	22	4	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	10	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	41	0	0	0	0	0	0	0
Remainder of Toronto CMA	49	47	23	0	0	0	3	0
Bradford West Gwillimbury	16	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	18	0	0	0	0	0	0	0
Orangeville	15	47	23	0	0	0	3	0
Toronto CMA	337	214	23	14	947	2,032	3	350
Oshawa CMA	63	4	0	0	0	0	0	0
Greater Toronto Area (GTA)	351	171	0	14	947	2,032	0	350

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	103	63	16	14	6,651	5,609	476	378
Toronto	37	3	0	0	4,160	2,742	476	318
East York	0	0	0	0	316	0	0	0
Etobicoke	66	4	0	0	976	833	0	0
North York	0	29	16	14	1,003	1,614	0	60
Scarborough	0	27	0	0	16	420	0	0
York	0	0	0	0	180	0	0	0
York Region	697	759	0	0	287	677	33	202
Aurora	259	153	0	0	0	35	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	20	6	0	0	0	0	0	0
King Township	18	7	0	0	0	0	0	0
Markham	122	81	0	0	0	168	0	0
Newmarket	23	13	0	0	0	0	0	0
Richmond Hill	73	117	0	0	99	450	0	202
Vaughan	171	162	0	0	188	0	33	0
Whitchurch-Stouffville	11	220	0	0	0	24	0	0
Peel Region	767	806	0	0	819	293	336	486
Brampton	500	732	0	0	176	131	12	486
Caledon	137	62	0	0	0	0	0	0
Mississauga	130	12	0	0	643	162	324	0
Halton Region	346	263	0	0	827	569	0	0
Burlington	13	10	0	0	222	22	0	0
Halton Hills	23	27	0	0	0	0	0	0
Milton	40	60	0	0	186	0	0	0
Oakville	270	166	0	0	419	547	0	0
Durham Region	453	312	0	0	334	0	33	198
Ajax	61	33	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	92	81	0	0	39	0	4	0
Oshawa	154	66	0	0	0	0	29	198
Pickering	0	20	0	0	169	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	44	0	0	0	0	0	0	0
Whitby	102	112	0	0	126	0	0	0
Remainder of Toronto CMA	193	51	23	0	0	0	3	1
Bradford West Gwillimbury	48	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	1
New Tecumseth	115	4	0	0	0	0	0	0
Orangeville	30	47	23	0	0	0	3	0
Toronto CMA	2,198	1,985	39	14	8,531	7,126	848	1,067
Oshawa CMA	348	259	0	0	165	0	33	198
Greater Toronto Area (GTA)	2,366	2,203	16	14	8,918	7,148	878	1,264

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Toronto City	139	92	700	1,672	0	159	839	1,923
Toronto	48	10	108	834	0	105	156	949
East York	6	7	0	0	0	0	6	7
Etobicoke	31	35	528	290	0	0	559	325
North York	30	25	45	526	0	54	75	605
Scarborough	16	15	0	22	0	0	16	37
York	8	0	19	0	0	0	27	0
York Region	343	219	209	30	0	0	552	249
Aurora	110	46	0	0	0	0	110	46
East Gwillimbury	29	8	0	0	0	0	29	8
Georgina Township	36	28	0	0	0	0	36	28
King Township	37	25	0	0	0	0	37	25
Markham	5	10	0	0	0	0	5	10
Newmarket	20	21	0	0	0	0	20	21
Richmond Hill	26	31	99	0	0	0	125	31
Vaughan	78	42	110	0	0	0	188	42
Whitchurch-Stouffville	2	8	0	30	0	0	2	38
Peel Region	381	396	0	12	0	205	381	613
Brampton	306	316	0	0	0	205	306	521
Caledon	38	61	0	0	0	0	38	61
Mississauga	37	19	0	12	0	0	37	31
Halton Region	200	182	38	352	0	0	238	534
Burlington	3	6	0	0	0	0	3	6
Halton Hills	24	26	0	0	0	0	24	26
Milton	83	104	0	0	0	0	83	104
Oakville	90	46	38	352	0	0	128	398
Durham Region	173	162	0	0	0	0	173	162
Ajax	29	30	0	0	0	0	29	30
Brock	0	0	0	0	0	0	0	0
Clarington	55	47	0	0	0	0	55	47
Oshawa	22	28	0	0	0	0	22	28
Pickering	2	43	0	0	0	0	2	43
Scugog	1	1	0	0	0	0	1	1
Uxbridge	0	0	0	0	0	0	0	0
Whitby	64	13	0	0	0	0	64	13
Remainder of Toronto CMA	137	116	0	12	26	0	163	128
Bradford West Gwillimbury	45	39	0	0	0	0	45	39
Town of Mono	12	6	0	0	0	0	12	6
New Tecumseth	65	29	0	7	0	0	65	36
Orangeville	15	42	0	5	26	0	41	47
Toronto CMA	1,228	1,072	947	2,078	26	364	2,201	3,514
Oshawa CMA	141	88	0	0	0	0	141	88
Greater Toronto Area (GTA)	1,236	1,051	947	2,066	0	364	2,183	3,481

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	528	422	6,717	5,642	492	392	7,737	6,456
Toronto	114	57	4,160	2,745	476	318	4,750	3,120
East York	29	25	316	0	0	0	345	25
Etobicoke	152	93	1,042	833	0	0	1,194	926
North York	172	179	1,003	1,644	16	74	1,191	1,897
Scarborough	38	52	16	420	0	0	54	472
York	23	16	180	0	0	0	203	16
York Region	2,128	1,772	327	936	33	202	2,488	2,910
Aurora	600	417	0	35	0	0	600	452
East Gwillimbury	58	111	0	0	0	0	58	111
Georgina Township	180	103	0	0	0	0	180	103
King Township	205	85	0	7	0	0	205	92
Markham	218	229	0	168	0	0	218	397
Newmarket	143	119	0	13	0	0	143	132
Richmond Hill	206	210	121	450	0	202	327	862
Vaughan	437	358	206	142	33	0	676	500
Whitchurch-Stouffville	81	140	0	121	0	0	81	261
Peel Region	2,976	2,484	769	370	336	486	4,081	3,340
Brampton	2,367	2,045	126	199	12	486	2,505	2,730
Caledon	381	323	0	0	0	0	381	323
Mississauga	228	116	643	171	324	0	1,195	287
Halton Region	880	854	831	607	0	0	1,711	1,461
Burlington	25	18	235	32	0	0	260	50
Halton Hills	55	187	0	0	0	0	55	187
Milton	249	341	186	0	0	0	435	341
Oakville	551	308	410	575	0	0	961	883
Durham Region	1,046	938	435	120	33	198	1,514	1,256
Ajax	143	96	20	18	0	0	163	114
Brock	2	6	0	0	0	0	2	6
Clarington	265	244	75	16	4	0	344	260
Oshawa	322	337	0	0	29	198	351	535
Pickering	63	115	169	0	0	0	232	115
Scugog	5	18	0	0	0	0	5	18
Uxbridge	85	23	1	0	0	0	86	23
Whitby	161	99	170	86	0	0	331	185
Remainder of Toronto CMA	752	452	3	22	26	1	781	475
Bradford West Gwillimbury	285	158	0	0	0	0	285	158
Town of Mono	49	82	0	0	0	1	49	83
New Tecumseth	387	156	3	17	0	0	390	173
Orangeville	31	56	0	5	26	0	57	61
Toronto CMA	7,530	6,200	8,602	7,563	887	1,081	17,019	14,844
Oshawa CMA	748	680	245	102	33	198	1,026	980
Greater Toronto Area (GTA)	7,558	6,470	9,079	7,675	894	1,278	17,531	15,423

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
May 2017	0	0.0	0	0.0	0	0.0	7	7.7	84	92.3	91	1,850,000	1,763,725
May 2016	0	0.0	0	0.0	3	4.8	12	19.0	48	76.2	63	1,845,000	1,746,841
Year-to-date 2017	0	0.0	0	0.0	1	0.3	64	16.4	326	83.4	391	1,950,000	1,859,030
Year-to-date 2016	1	0.3	0	0.0	10	3.5	26	9.0	251	87.2	288	2,000,000	1,975,972
Toronto													
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
May 2016	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	2	4.5	42	95.5	44	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	2	9.1	20	90.9	22	-	-
East York													
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
May 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Year-to-date 2016	0	0.0	0	0.0	2	22.2	2	22.2	5	55.6	9	-	-
Etobicoke													
May 2017	0	0.0	0	0.0	0	0.0	2	5.9	32	94.1	34	-	-
May 2016	0	0.0	0	0.0	0	0.0	1	4.8	20	95.2	21	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	42	32.3	88	67.7	130	930,000	939,384
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	1.3	75	98.7	76	-	1,685,000
North York													
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	-	-
May 2016	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	0.7	147	99.3	148	-	-
Year-to-date 2016	0	0.0	0	0.0	1	0.7	0	0.0	136	99.3	137	-	1,938,462
Scarborough													
May 2017	0	0.0	0	0.0	0	0.0	4	26.7	11	73.3	15	-	-
May 2016	0	0.0	0	0.0	3	18.8	10	62.5	3	18.8	16	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	14	32.6	29	67.4	43	-	-
Year-to-date 2016	1	4.0	0	0.0	7	28.0	13	52.0	4	16.0	25	-	-
York													
May 2017	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	1	5.6	5	27.8	12	66.7	18	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	8	42.1	11	57.9	19	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
May 2017	4	1.6	37	15.2	30	12.3	10	4.1	162	66.7	243	1,290,000	1,405,930
May 2016	8	4.3	34	18.4	11	5.9	30	16.2	102	55.1	185	1,120,000	1,121,902
Year-to-date 2017	31	2.3	180	13.2	185	13.6	248	18.2	720	52.8	1,364	1,050,000	1,228,077
Year-to-date 2016	84	7.1	187	15.7	210	17.7	292	24.6	415	34.9	1,188	870,000	977,147
Aurora													
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	62	100.0	62	1,325,000	1,354,573
May 2016	0	0.0	0	0.0	3	6.5	20	43.5	23	50.0	46	1,027,500	1,000,338
Year-to-date 2017	0	0.0	0	0.0	28	10.3	79	28.9	166	60.8	273	1,200,000	1,144,947
Year-to-date 2016	0	0.0	0	0.0	40	15.3	153	58.4	69	26.3	262	880,000	929,525
East Gwillimbury													
May 2017	0	0.0	2	6.9	25	86.2	2	6.9	0	0.0	29	750,000	741,849
May 2016	1	12.5	5	62.5	2	25.0	0	0.0	0	0.0	8	-	621,240
Year-to-date 2017	2	3.4	21	36.2	32	55.2	3	5.2	0	0.0	58	705,000	693,840
Year-to-date 2016	34	30.6	56	50.5	20	18.0	0	0.0	1	0.9	111	610,000	581,684
Georgina Township													
May 2017	2	5.6	31	86.1	3	8.3	0	0.0	0	0.0	36	-	-
May 2016	7	25.0	21	75.0	0	0.0	0	0.0	0	0.0	28	530,000	521,204
Year-to-date 2017	27	16.9	119	74.4	9	5.6	4	2.5	1	0.6	160	570,000	578,941
Year-to-date 2016	34	35.8	54	56.8	2	2.1	3	3.2	2	2.1	95	530,000	546,342
King Township													
May 2017	1	2.7	0	0.0	0	0.0	0	0.0	36	97.3	37	1,405,000	1,526,493
May 2016	0	0.0	0	0.0	0	0.0	10	40.0	15	60.0	25	1,055,000	1,120,667
Year-to-date 2017	1	0.5	0	0.0	8	4.3	26	13.9	152	81.3	187	1,175,000	1,391,961
Year-to-date 2016	0	0.0	0	0.0	1	1.1	16	18.4	70	80.5	87	1,300,000	1,346,553
Markham													
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	2,992,000
May 2016	0	0.0	2	28.6	0	0.0	0	0.0	5	71.4	7	-	1,030,967
Year-to-date 2017	0	0.0	0	0.0	2	2.3	44	50.6	41	47.1	87	990,000	1,736,570
Year-to-date 2016	14	11.4	25	20.3	33	26.8	11	8.9	40	32.5	123	760,000	931,637
Newmarket													
May 2017	0	0.0	4	20.0	2	10.0	5	25.0	9	45.0	20	885,000	901,350
May 2016	0	0.0	6	54.5	5	45.5	0	0.0	0	0.0	11	650,000	662,056
Year-to-date 2017	0	0.0	20	17.5	47	41.2	21	18.4	26	22.8	114	782,500	816,011
Year-to-date 2016	0	0.0	21	22.1	35	36.8	31	32.6	8	8.4	95	780,000	781,460
Richmond Hill													
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	1,650,000	2,034,999
May 2016	0	0.0	0	0.0	1	5.6	0	0.0	17	94.4	18	2,530,000	2,453,706
Year-to-date 2017	0	0.0	0	0.0	8	5.6	0	0.0	135	94.4	143	1,580,000	1,942,517
Year-to-date 2016	0	0.0	0	0.0	13	13.8	30	31.9	51	54.3	94	1,015,000	1,510,805
Vaughan													
May 2017	0	0.0	0	0.0	0	0.0	2	7.4	25	92.6	27	1,660,000	1,604,937
May 2016	0	0.0	0	0.0	0	0.0	0	0.0	42	100.0	42	1,247,500	1,316,425
Year-to-date 2017	0	0.0	0	0.0	5	1.8	69	25.3	199	72.9	273	1,210,000	1,373,322
Year-to-date 2016	1	0.3	23	7.6	64	21.1	47	15.5	168	55.4	303	1,135,000	1,050,119
Whitchurch-Stouffville													
May 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	1.4	20	29.0	46	66.7	2	2.9	0	0.0	69	715,000	695,900
Year-to-date 2016	1	5.6	8	44.4	2	11.1	1	5.6	6	33.3	18	-	911,833

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
May 2017	19	7.0	115	42.3	63	23.2	44	16.2	31	11.4	272	647,500	766,944
May 2016	17	5.7	55	18.3	104	34.7	75	25.0	49	16.3	300	735,000	825,769
Year-to-date 2017	139	7.3	645	33.8	681	35.7	306	16.0	138	7.2	1,909	680,000	729,148
Year-to-date 2016	114	7.9	454	31.4	507	35.1	237	16.4	134	9.3	1,446	685,000	742,578
Brampton													
May 2017	18	7.3	114	46.5	61	24.9	43	17.6	9	3.7	245	630,000	679,892
May 2016	16	6.8	54	22.9	59	25.0	71	30.1	36	15.3	236	770,000	803,952
Year-to-date 2017	136	8.4	618	38.1	541	33.4	272	16.8	55	3.4	1,622	660,000	685,769
Year-to-date 2016	111	9.5	436	37.3	342	29.3	205	17.6	74	6.3	1,168	665,000	705,356
Caledon													
May 2017	1	12.5	1	12.5	2	25.0	0	0.0	4	50.0	8	-	1,148,275
May 2016	1	2.0	1	2.0	45	88.2	1	2.0	3	5.9	51	690,000	708,586
Year-to-date 2017	3	1.4	27	12.3	140	63.9	29	13.2	20	9.1	219	725,000	785,489
Year-to-date 2016	3	1.4	18	8.5	165	78.2	9	4.3	16	7.6	211	685,000	734,940
Mississauga													
May 2017	0	0.0	0	0.0	0	0.0	1	5.3	18	94.7	19	1,450,000	1,728,895
May 2016	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	1,450,000	1,681,538
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	7.4	63	92.6	68	1,450,000	1,582,410
Year-to-date 2016	0	0.0	0	0.0	0	0.0	23	34.3	44	65.7	67	1,150,000	1,415,521
Halton Region													
May 2017	0	0.0	1	0.7	53	35.1	80	53.0	17	11.3	151	862,500	922,211
May 2016	0	0.0	51	38.9	41	31.3	22	16.8	17	13.0	131	745,000	836,731
Year-to-date 2017	1	0.2	12	2.4	130	25.7	220	43.6	142	28.1	505	885,000	1,157,462
Year-to-date 2016	1	0.2	178	28.2	201	31.9	157	24.9	94	14.9	631	770,000	900,920
Burlington													
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
May 2016	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	1,491,683
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	-	-
Year-to-date 2016	0	0.0	0	0.0	2	10.5	4	21.1	13	68.4	19	-	1,491,683
Halton Hills													
May 2017	0	0.0	0	0.0	3	25.0	2	16.7	7	58.3	12	1,175,000	1,374,150
May 2016	0	0.0	1	9.1	5	45.5	4	36.4	1	9.1	11	790,000	856,572
Year-to-date 2017	0	0.0	0	0.0	5	15.6	17	53.1	10	31.3	32	1,175,000	1,183,030
Year-to-date 2016	0	0.0	15	9.4	77	48.1	67	41.9	1	0.6	160	790,000	793,826
Milton													
May 2017	0	0.0	1	1.2	41	49.4	41	49.4	0	0.0	83	800,000	815,661
May 2016	0	0.0	50	61.7	27	33.3	4	4.9	0	0.0	81	640,000	667,648
Year-to-date 2017	0	0.0	12	5.7	100	47.8	96	45.9	1	0.5	209	790,000	810,844
Year-to-date 2016	1	0.4	163	58.4	93	33.3	19	6.8	3	1.1	279	645,000	671,604
Oakville													
May 2017	0	0.0	0	0.0	9	17.0	37	69.8	7	13.2	53	905,000	986,747
May 2016	0	0.0	0	0.0	9	27.3	12	36.4	12	36.4	33	870,000	1,126,055
Year-to-date 2017	1	0.4	0	0.0	25	10.5	107	45.0	105	44.1	238	930,000	1,455,708
Year-to-date 2016	0	0.0	0	0.0	29	16.8	67	38.7	77	44.5	173	940,000	1,349,299

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
May 2017	35	41.7	21	25.0	14	16.7	11	13.1	3	3.6	84	520,000	590,383
May 2016	51	41.8	48	39.3	20	16.4	3	2.5	0	0.0	122	530,000	543,919
Year-to-date 2017	224	35.7	204	32.5	117	18.6	66	10.5	17	2.7	628	535,000	577,222
Year-to-date 2016	283	41.9	262	38.8	106	15.7	22	3.3	3	0.4	676	525,000	540,149
Ajax													
May 2017	0	0.0	5	41.7	7	58.3	0	0.0	0	0.0	12	665,000	635,740
May 2016	0	0.0	5	31.3	11	68.8	0	0.0	0	0.0	16	665,000	670,701
Year-to-date 2017	0	0.0	47	49.0	49	51.0	0	0.0	0	0.0	96	655,000	638,693
Year-to-date 2016	4	4.9	44	54.3	33	40.7	0	0.0	0	0.0	81	620,000	619,351
Brock													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
May 2017	21	72.4	6	20.7	1	3.4	1	3.4	0	0.0	29	465,000	487,017
May 2016	16	44.4	18	50.0	0	0.0	2	5.6	0	0.0	36	505,000	516,247
Year-to-date 2017	129	64.2	59	29.4	10	5.0	2	1.0	1	0.5	201	475,000	496,838
Year-to-date 2016	81	50.0	73	45.1	3	1.9	5	3.1	0	0.0	162	500,000	500,482
Oshawa													
May 2017	13	65.0	7	35.0	0	0.0	0	0.0	0	0.0	20	485,000	480,050
May 2016	15	55.6	11	40.7	1	3.7	0	0.0	0	0.0	27	470,000	492,815
Year-to-date 2017	61	41.8	75	51.4	8	5.5	2	1.4	0	0.0	146	510,000	520,925
Year-to-date 2016	136	53.5	105	41.3	11	4.3	2	0.8	0	0.0	254	490,000	500,759
Pickering													
May 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
May 2016	16	51.6	13	41.9	2	6.5	0	0.0	0	0.0	31	500,000	531,165
Year-to-date 2017	2	3.4	4	6.9	21	36.2	24	41.4	7	12.1	58	825,000	817,250
Year-to-date 2016	18	20.7	28	32.2	34	39.1	7	8.0	0	0.0	87	620,000	628,475
Scugog													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	24	70.6	4	11.8	1	2.9	5	14.7	0	0.0	34	320,000	422,906
Year-to-date 2016	16	76.2	4	19.0	0	0.0	1	4.8	0	0.0	21	390,000	414,689
Whitby													
May 2017	1	4.8	3	14.3	5	23.8	9	42.9	3	14.3	21	880,000	812,286
May 2016	4	33.3	1	8.3	6	50.0	1	8.3	0	0.0	12	670,000	605,825
Year-to-date 2017	8	8.6	15	16.1	28	30.1	33	35.5	9	9.7	93	707,500	780,192
Year-to-date 2016	28	39.4	8	11.3	25	35.2	7	9.9	3	4.2	71	570,000	626,837

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
May 2017	8	9.6	65	78.3	5	6.0	5	6.0	0	0.0	83	560,000	580,376
May 2016	23	29.5	49	62.8	6	7.7	0	0.0	0	0.0	78	552,500	544,956
Year-to-date 2017	100	20.2	345	69.8	29	5.9	19	3.8	1	0.2	494	550,000	555,534
Year-to-date 2016	99	25.2	225	57.3	58	14.8	9	2.3	2	0.5	393	550,000	559,497
Bradford West Gwillimbury													
May 2017	0	0.0	24	96.0	1	4.0	0	0.0	0	0.0	25	590,000	588,710
May 2016	0	0.0	36	94.7	2	5.3	0	0.0	0	0.0	38	577,500	585,014
Year-to-date 2017	20	10.3	168	86.6	5	2.6	1	0.5	0	0.0	194	590,000	573,036
Year-to-date 2016	32	21.9	108	74.0	6	4.1	0	0.0	0	0.0	146	575,000	566,462
Town of Mono													
May 2017	0	0.0	2	18.2	4	36.4	5	45.5	0	0.0	11	800,000	785,718
May 2016	0	0.0	4	66.7	2	33.3	0	0.0	0	0.0	6	-	637,067
Year-to-date 2017	1	2.1	6	12.5	22	45.8	18	37.5	1	2.1	48	800,000	796,426
Year-to-date 2016	11	13.4	30	36.6	32	39.0	8	9.8	1	1.2	82	-	631,488
New Tecumseth													
May 2017	8	17.0	39	83.0	0	0.0	0	0.0	0	0.0	47	550,000	527,884
May 2016	23	67.6	9	26.5	2	5.9	0	0.0	0	0.0	34	470,000	483,930
Year-to-date 2017	79	31.5	170	67.7	2	0.8	0	0.0	0	0.0	251	515,000	505,537
Year-to-date 2016	52	34.4	84	55.6	14	9.3	0	0.0	1	0.7	151	520,000	528,447
Orangeville													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	4	28.6	3	21.4	6	42.9	1	7.1	0	0.0	14	-	-
Toronto CMA													
May 2017	31	3.6	223	26.2	159	18.7	147	17.3	291	34.2	851	825,000	1,026,546
May 2016	64	8.0	207	25.9	178	22.3	137	17.2	212	26.6	798	760,000	921,928
Year-to-date 2017	297	6.2	1,237	25.6	1,097	22.7	886	18.4	1,308	27.1	4,825	775,000	979,278
Year-to-date 2016	337	8.2	1,120	27.2	1,051	25.5	725	17.6	883	21.5	4,116	725,000	892,335
Oshawa CMA													
May 2017	35	50.0	16	22.9	6	8.6	10	14.3	3	4.3	70	500,000	582,607
May 2016	35	46.7	30	40.0	7	9.3	3	4.0	0	0.0	75	505,000	522,144
Year-to-date 2017	198	45.0	149	33.9	46	10.5	37	8.4	10	2.3	440	510,000	564,399
Year-to-date 2016	245	50.3	186	38.2	39	8.0	14	2.9	3	0.6	487	500,000	518,833
Greater Toronto Area													
May 2017	58	6.9	174	20.7	160	19.0	152	18.1	297	35.3	841	862,500	1,055,416
May 2016	76	9.5	188	23.5	179	22.3	142	17.7	216	27.0	801	760,000	925,472
Year-to-date 2017	395	8.2	1,041	21.7	1,114	23.2	904	18.8	1,343	28.0	4,797	780,000	989,619
Year-to-date 2016	483	11.4	1,081	25.6	1,034	24.5	734	17.4	897	21.2	4,229	720,000	884,296

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2017

Submarket	May 2017	May 2016	% Change	YTD 2017	YTD 2016	% Change
Toronto City	1,763,725	1,746,841	1.0	1,859,030	1,975,972	-5.9
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	939,384	1,685,000	-44.3
North York	-	-	n/a	-	1,938,462	n/a
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
York Region	1,405,930	1,121,902	25.3	1,228,077	977,147	25.7
Aurora	1,354,573	1,000,338	35.4	1,144,947	929,525	23.2
East Gwillimbury	741,849	621,240	19.4	693,840	581,684	19.3
Georgina Township	-	521,204	n/a	578,941	546,342	6.0
King Township	1,526,493	1,120,667	36.2	1,391,961	1,346,553	3.4
Markham	2,992,000	1,030,967	190.2	1,736,570	931,637	86.4
Newmarket	901,350	662,056	36.1	816,011	781,460	4.4
Richmond Hill	2,034,999	2,453,706	-17.1	1,942,517	1,510,805	28.6
Vaughan	1,604,937	1,316,425	21.9	1,373,322	1,050,119	30.8
Whitchurch-Stouffville	-	-	n/a	695,900	911,833	-23.7
Peel Region	766,944	825,769	-7.1	729,148	742,578	-1.8
Brampton	679,892	803,952	-15.4	685,769	705,356	-2.8
Caledon	1,148,275	708,586	62.1	785,489	734,940	6.9
Mississauga	1,728,895	1,681,538	2.8	1,582,410	1,415,521	11.8
Halton Region	922,211	836,731	10.2	1,157,462	900,920	28.5
Burlington	-	1,491,683	n/a	-	1,491,683	n/a
Halton Hills	1,374,150	856,572	60.4	1,183,030	793,826	49.0
Milton	815,661	667,648	22.2	810,844	671,604	20.7
Oakville	986,747	1,126,055	-12.4	1,455,708	1,349,299	7.9
Durham Region	590,383	543,919	8.5	577,222	540,149	6.9
Ajax	635,740	670,701	-5.2	638,693	619,351	3.1
Brock	-	-	n/a	-	-	n/a
Clarington	487,017	516,247	-5.7	496,838	500,482	-0.7
Oshawa	480,050	492,815	-2.6	520,925	500,759	4.0
Pickering	-	531,165	n/a	817,250	628,475	30.0
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	422,906	414,689	2.0
Whitby	812,286	605,825	34.1	780,192	626,837	24.5
Remainder of Toronto CMA	580,376	544,956	6.5	555,534	559,497	-0.7
Bradford West Gwillimbury	588,710	585,014	0.6	573,036	566,462	1.2
Town of Mono	785,718	637,067	23.3	796,426	631,488	26.1
New Tecumseth	527,884	483,930	9.1	505,537	528,447	-4.3
Orangeville	-	-	n/a	-	-	n/a
Toronto CMA	1,026,546	921,928	11.3	979,278	892,335	9.7
Oshawa CMA	582,607	522,144	11.6	564,399	518,833	8.8
Greater Toronto Area (GTA)	1,055,416	925,472	14.0	989,619	884,296	11.9

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

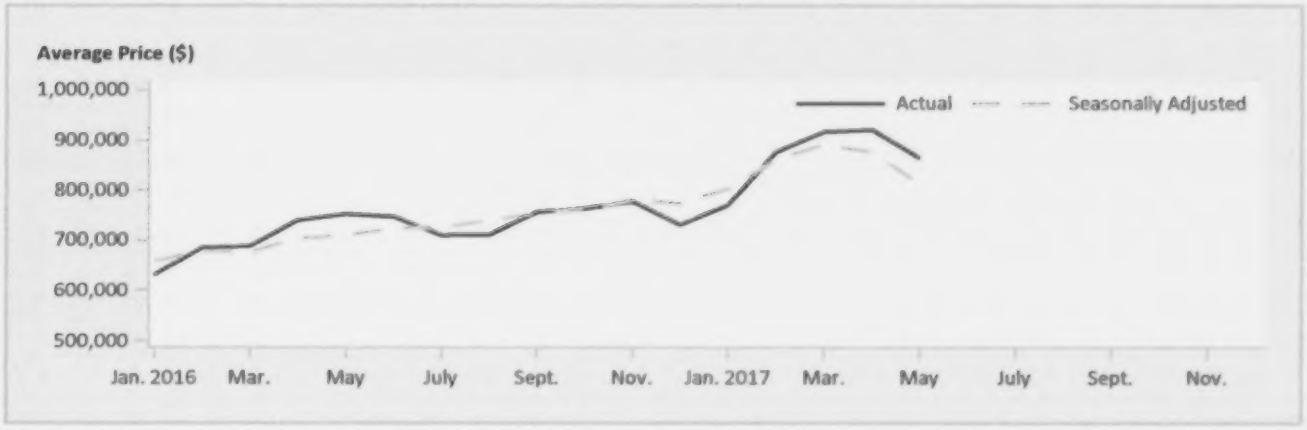


Figure 5.2a: MLS® Residential Sales for Toronto

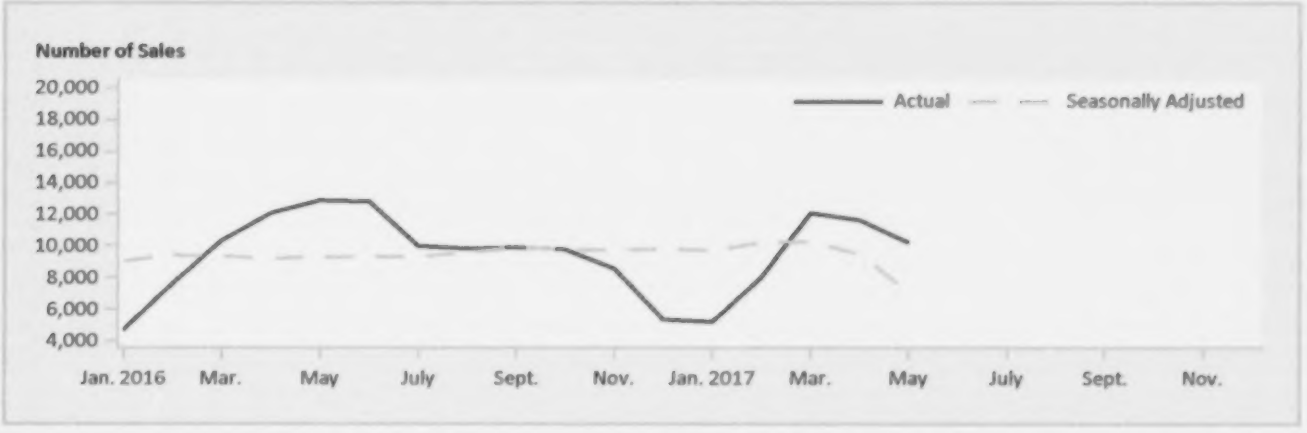
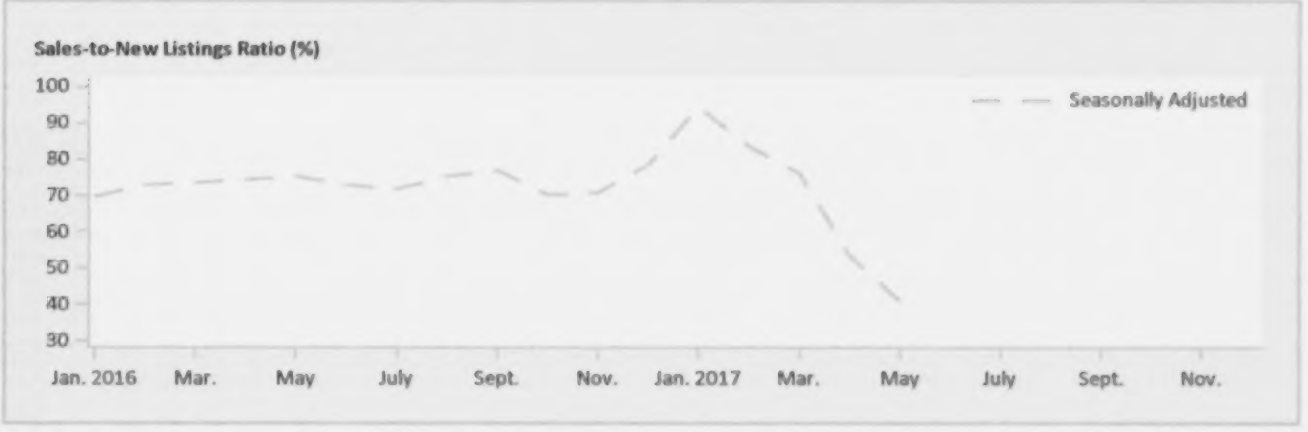


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

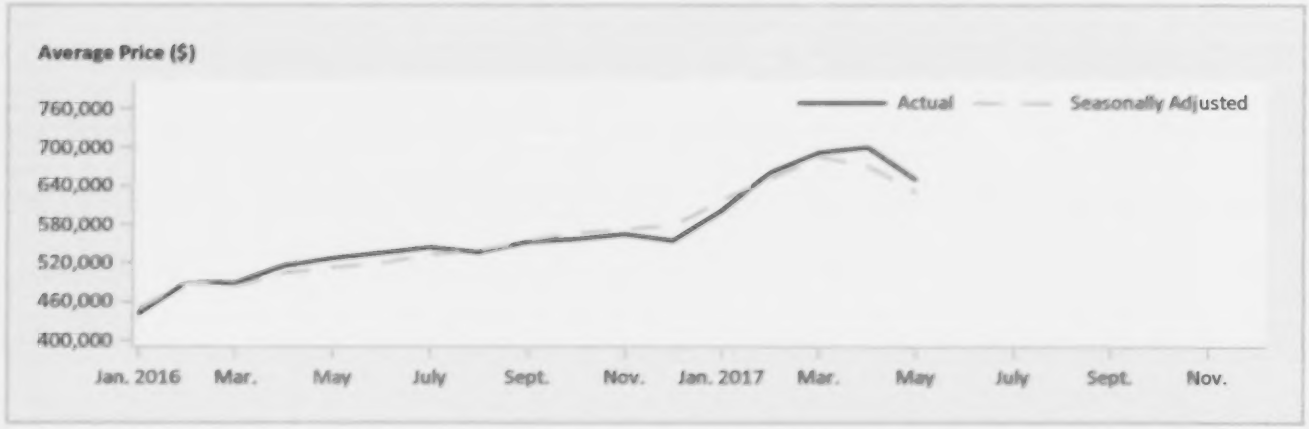


Figure 5.2b: MLS® Residential Sales for Durham Region

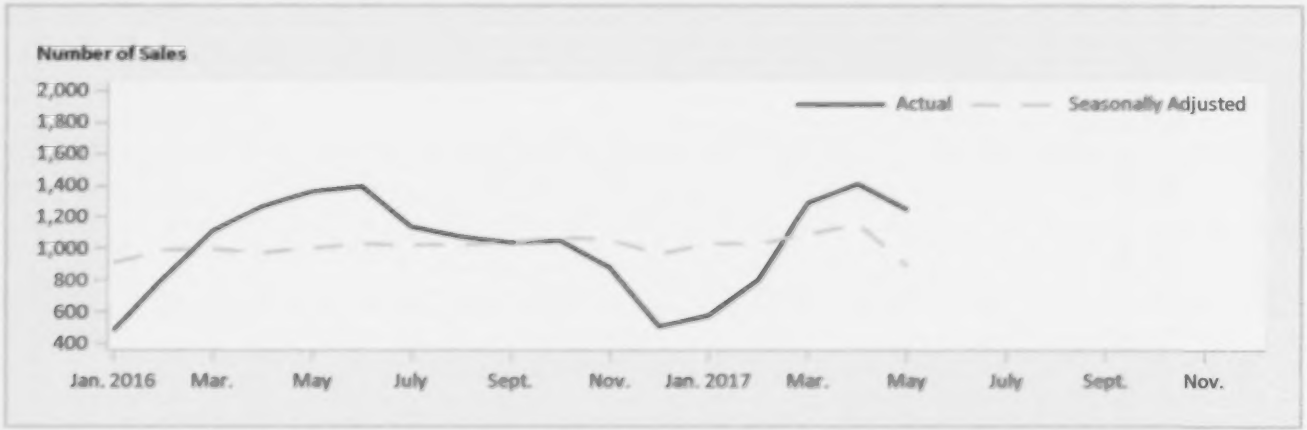
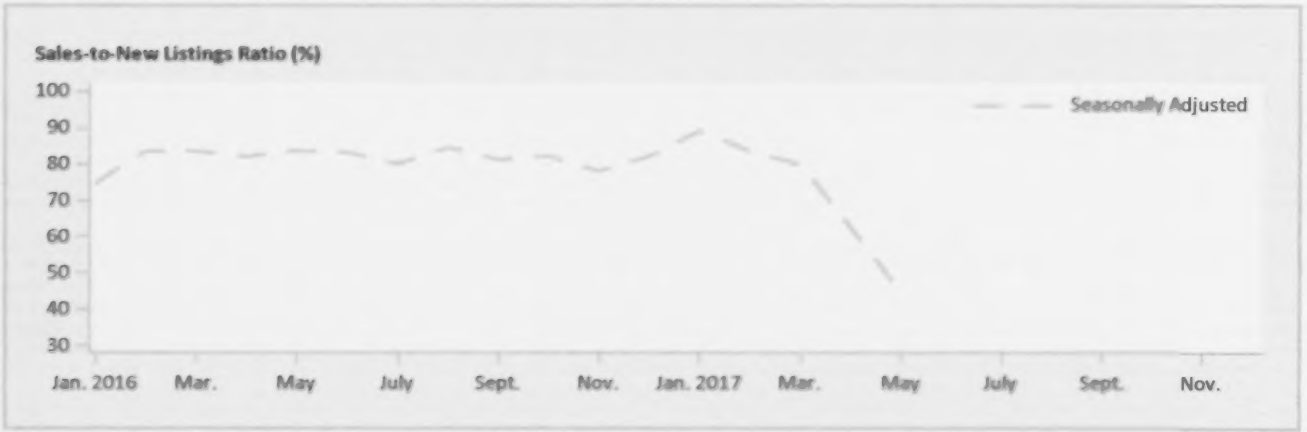


Figure 5.3b: MLS® Residential Sales-to-New Listings Ratio for Durham Region



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA
May 2017

		Inteterest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	92.8	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	93.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	93.5	130.3	3,213	7.3	67.2	993
	April	561	3.14	4.64	94.2	130.7	3,210	7.4	67.1	996
	May	561	3.14	4.64	96.0	131.2	3,220	7.2	67.1	991
	June	561	3.14	4.64	96.4	131.5	3,233	6.6	66.8	985
	July	567	3.14	4.74	97.4	131.4	3,229	6.5	66.5	985
	August	567	3.14	4.74	98.0	131.1	3,218	6.6	66.2	989
	September	561	3.14	4.64	98.3	131.7	3,209	7.1	66.3	988
	October	561	3.14	4.64	99.6	132.0	3,206	7.1	66.2	982
	November	561	3.14	4.64	100.0	131.7	3,209	6.9	66.0	976
	December	561	3.14	4.64	100.0	131.5	3,209	6.8	65.8	972
2017	January	561	3.14	4.64	100.2	132.1	3,217	7.0	66.0	967
	February	561	3.14	4.64	101.2	132.5	3,233	7.1	66.3	969
	March	561	3.14	4.64	101.4	133.0	3,246	7.1	66.5	970
	April	561	3.14	4.64	103.5	133.6	3,255	6.9	66.4	976
	May	561	3.14	4.64		133.7	3,264	6.9	66.5	974
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
May 2017

		Inteterest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	92.8	129.0	206.9	6.5	68.3	996
	February	561	3.14	4.64	93.2	129.4	209.0	6.1	68.6	990
	March	561	3.14	4.64	93.5	130.3	210.6	6.0	69.0	980
	April	561	3.14	4.64	94.2	130.7	211.8	6.0	69.2	970
	May	561	3.14	4.64	96.0	131.2	213.6	5.6	69.4	963
	June	561	3.14	4.64	96.4	131.5	212.9	6.3	69.6	964
	July	567	3.14	4.74	97.4	131.4	213.0	6.2	69.6	962
	August	567	3.14	4.74	98.0	131.1	213.9	6.8	70.1	963
	September	561	3.14	4.64	98.3	131.7	215.7	6.3	70.2	971
	October	561	3.14	4.64	99.6	132.0	216.2	6.0	70.1	980
	November	561	3.14	4.64	100.0	131.7	216.6	5.4	69.6	991
	December	561	3.14	4.64	100.0	131.5	216.9	5.2	69.5	998
2017	January	561	3.14	4.64	100.2	132.1	216.6	5.1	69.3	1,025
	February	561	3.14	4.64	101.2	132.5	211.7	5.7	68.0	1,045
	March	561	3.14	4.64	101.4	133.0	207.2	6.0	66.7	1,064
	April	561	3.14	4.64	103.5	133.6	206.2	6.1	66.4	1,073
	May	561	3.14	4.64		133.7	210.7	5.9	67.6	1,077
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

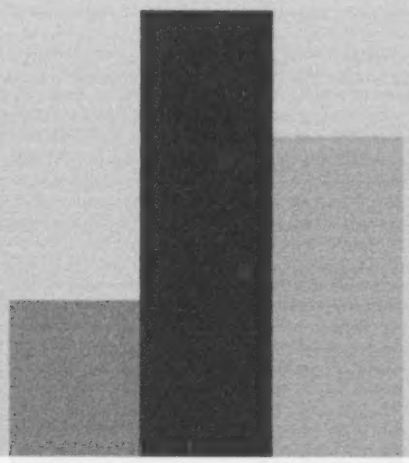
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64163_2017_M06